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***Minutes***

***Special Council Meeting***

***15 June 2021***

**Attention**

**These Minutes are subject to confirmation.**

Prior to acting on any resolution of the Council contained in these minutes, a check should be made of the Ordinary Meeting of Council following this meeting to ensure that there has not been a correction made to any resolution.

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**City of Nedlands**

**Minutes of a special meeting of Council held in Council Chamber, 71 Stirling Highway, Nedlands on Tuesday 15 June 2021 at 5.00 pm for the purpose giving local public notice of its intention to impose differential rates in accordance with Section 6.36 of the Local Government Act 1995.**

# Declaration of Opening

The Presiding Member declared the meeting open at 5.00 pm and drew attention to the disclaimer below.

# Present and Apologies and Leave of Absence (Previously Approved)

**Councillors** Deputy Mayor L J McManus (Presiding Member)

 Councillor F J O Bennett Dalkeith Ward

 Councillor A W Mangano Dalkeith Ward

 Councillor N R Youngman Dalkeith Ward

 Councillor B G Hodsdon (from 5.02 pm) Hollywood Ward

 Vacant Hollywood Ward

 Councillor J D Wetherall Hollywood Ward

 Councillor R A Coghlan Melvista Ward

 Councillor R Senathirajah Melvista Ward

 Councillor B Tyson (from 5.02 pm) Melvista Ward

 Councillor K A Smyth Coastal Districts Ward

**Staff** Mr E K Herne Acting Chief Executive Officer

 Mr J Duff Director Technical Services

 Mr T G Free Director Planning & Development

 Mr A Melville Acting Director Corporate & Strategy

 Ms P Panayotou Executive Manager Community

 Mrs N M Ceric Executive Officer

**Public** There were 1 members of the public present and 1 online.

**Press** Nil.

**Leave of Absence** Nil.

**(Previously Approved)**

**Apologies** Councillor N B J Horley Coastal Districts Ward

**Disclaimer**

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council’s position. For example, by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

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# Public Question Time (in relation to agenda items only)

A member of the public wishing to ask a question should register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question.

The order in which the CEO receives registrations of interest shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

Nil.

# Addresses by Members of the Public

Addresses by members of the public who have completed Public Address Session Forms to be made at this point.

Nil.

Councillor Tyson & Councillor Hodsdon joined the meeting at 5.02 pm.

# Disclosures of Financial / Proximity Interest

The Presiding Member reminded Council Members and Employees of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

There were no disclosures of financial interest.

# Disclosures of Interests Affecting Impartiality

The Presiding Member reminded Council Members and Employees of the requirements of Council’s Code of Conduct in accordance with Section 5.103 of the *Local Government Act*.

There were no disclosures affecting impartiality.

# Declarations by Council Members That They Have Not Given Due Consideration to Papers

Nil.

# Differential Rates 2021/22

|  |  |
| --- | --- |
| **Council** | 15/06/21 |
| **Applicant** | City of Nedlands  |
| **Employee Disclosure under section 5.70 Local Government Act 1995**  |  Nil |
| **Director** | Andrew Melville |
| **CEO** | Ed Herne |
| **Attachments** | 1. Draft Rate Setting Statement for 2021/22
2. Statement of Objects and Reasons for imposing the Differential Rates for 2021/22
 |
| **Confidential Attachments** | Nil |

**Regulation 11(da) – Council agreed that a rate increase of 1.5% rather than 3% was acceptable rate increase to lessen the impact on ratepayers.**

Moved – Councillor Wetherall

Seconded – Councillor Hodsdon

**That the Recommendation to Council be adopted.**

(Printed below for ease of reference)

Amendment

Moved - Councillor Smyth

Seconded - Councillor Senathirajah

**That the rate increase be changed from 3% to 1.5%.**

**The AMENDMENT was PUT and was**

**CARRIED 9/1**

**(Against: Cr. Wetherall)**

**The Presiding Member adjourned the meeting to hold a scheduled briefing which had external presenters.**

The meeting adjourned at 5.32pm and reconvened at 8.25pm with the following people in attendance:

**Councillors** Deputy Mayor L J McManus (Presiding Member)

 Councillor F J O Bennett Dalkeith Ward

 Councillor A W Mangano Dalkeith Ward

 Councillor N R Youngman Dalkeith Ward

 Councillor B G Hodsdon Hollywood Ward

 Vacant Hollywood Ward

 Councillor J D Wetherall Hollywood Ward

 Councillor R A Coghlan Melvista Ward

 Councillor R Senathirajah Melvista Ward

 Councillor B Tyson Melvista Ward

 Councillor K A Smyth Coastal Districts Ward

**Staff** Mr E K Herne Acting Chief Executive Officer

 Mr J Duff Director Technical Services

 Mr T G Free Director Planning & Development

 Mr A Melville Acting Director Corporate & Strategy

 Ms P Panayotou Executive Manager Community

 Mrs N M Ceric Executive Officer

Amendment

Moved - Councillor Mangano

Seconded - Councillor Youngman

**Approves the current rate in the dollar for residential vacant land & the current residential vacant land minimum rate be increased by 10%.**

**The AMENDMENT was PUT and was**

**CARRIED 8/2**

**(Against: Crs. Hodsdon & Wetherall)**

**The Substantive Motion was PUT and was**

**CARRIED 7/3**

**(Against: Crs. Mangano Youngman & Wetherall)**

**Council Resolution**

**That Council:**

1. **approves the advertising of the differential rates by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the *Local Government Act 1995*;**
2. **endorses the Statement of Objects and Reasons for each differential rate and minimum rate as detailed in Attachment 2 as amended to 1.5% rate increase and reflected in the rate in the dollar; and**
3. **approves the current rate in the dollar for residential vacant land & the current residential vacant land minimum rate be increased by 10%.**

Recommendation to Council

That Council:

1. approves the advertising of the differential rates by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the *Local Government Act 1995*; and
2. endorses the Statement of Objects and Reasons for each differential rate and minimum rate as detailed in Attachment 2.

**Executive Summary**

The purpose of this report is to seek Council approval for the advertising of the proposed differential rates and minimum rates for the 2021/22 financial year in accordance with Section 6.36 of the *Local Government Act 1995*.

**Voting Requirement**

Simple Majority

**Discussion/Overview**

The City imposes differential rates based on the purpose for which the land is zoned or for which the land is held or used. This allows the City the opportunity to levy different rates in the dollar on the Gross Rental Value (GRV) of different property classifications to reflect the differing levels of demand placed on City services and infrastructure in each differential category. Currently, the City uses 3 differential rate classifications as detailed below:

1. Residential
2. Residential Vacant
3. Non-Residential

The City also establishes a minimum rate for each differential rating classification to ensure that all ratepayers make a reasonable contribution to the cost of providing services and infrastructure by the City.

The City proposes the following differential rates to be advertised for public comment:

|  |  |  |
| --- | --- | --- |
| **Differential Rate**  | **Minimum Rate** **Proposed**  | **Rate in the Dollar ($) Proposed**  |
| Residential  | $1,529 | 0.067546 |
| Residential Vacant  | $2,027 | 0.084667 |
| Non-Residential  | $2,016 | 0.075330 |

The City is proposing a 3% increase in the rate in the dollar and minimum rates in order to continue supporting the cost of services and infrastructure provided by the City. This represents an increase of $911,000 in revenue for the City to devote towards its operations and capital investment for 2021/22. For the ratepayer, this equates to an increase of $73.26 per year for the average residential ratepayer, and an increase of $45 per year for the minimum rates category.

The proposed rates have been achieved through a critical review of operational costs to continue delivering services and achieving a capital program that matches delivery capacity.

The Rate Setting Statement for 2021/22 presented in Attachment 1 reflects how the rates revenue will be distributed across operations and capital investment.

In accordance with Section 6.36 of the *Local Government Act 1995,* the City is required to give local public notice of its intention to impose differential rates prior to adopting its budget for the 2021/22 financial year.

**Key Relevant Previous Council Decisions:**

Nil.

**Consultation**

The Council was presented with the draft budget and rates information at a series of Councilor Briefings held during April, May, and June.

**Strategic Implications**

**How well does it fit with our strategic direction?**

The differential rates form part of the 2021/22 budget which supports the City’s strategic direction and ensures compliance to the *Local Government Act.*

**Who benefits?**

The budget ensures that there is an equitable distribution of benefits in the community.

**Does it involve a tolerable risk?**

The differential rates modelling was prepared in line with the City’s level of tolerance risk.

**Do we have the information we need?**

The differential rates and the draft budget were based on economic and financial data available at the time of preparation of the budget.

**Budget/Financial Implications**

The differential rates will provide an additional $911,000 in revenue to the City for 2021/22.

**Can we afford it?**

The proposed differential rates have been modelled in order to achieve the optimum level of service and infrastructure delivery for the City.

**How does the option impact upon rates?**

The proposed impact is a 3% increase in rates.

**Conclusion**

Council’s approval of the proposed differential rates and the supporting Statement of Objects and Reasons for Differential Rates will allow the City to meet its statutory obligation to advertise the proposed rate in the dollar and minimum rates for 21 days for public comments.

# Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 8.47 pm.