

C I T Y O F W A N N E R O O

MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS HELD IN THE
COUNCIL CHAMBER, JOONDALUP ADMINISTRATION BUILDING
BOAS AVENUE, JOONDALUP ON MONDAY, 25 NOVEMBER 1991

ATTENDANCES AND APOLOGIES:

Councillors:	W H MARWICK - Mayor	Central Ward
	G A MAJOR - Deputy Mayor	South-West Ward
	C P DAVIES	North Ward
	A M CARSTAIRS	Central Ward
	B J MOLONEY	South Ward
	P NOSOW	South Ward
	N RUNDLE	South-West Ward
	R F JOHNSON	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Engineer:	R T McNALLY
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G A FLORANCE
City Librarian:	J RYDING
City Building Surveyor:	R G FISCHER
Public Relations Officer:	A DAVIDSON
Committee Clerk:	M THURSTON

In Attendance

Mr G K McHarrie - Deloitte Ross Tohmatsu
Mr H M Blake - Deloitte Ross Tohmatsu

Apoloiges for absence were tendered by Crs Dammers, Waters and Smith and City Planner, Mr O G Drescher.

There were 8 Electors and 2 Non-electors in attendance.

The Mayor declared the meeting open at 7.31 pm.

CONFIRMATION OF MINUTES

MINUTES OF ANNUAL GENERAL MEETING OF ELECTORS, HELD ON 15 NOVEMBER 1990

MOVED Mr A Bryant, SECONDED Mr G Currie that the Minutes of the Annual General Meeting of Electors, held on 15 November 1990, be confirmed as a true and correct record. **CARRIED**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 1991

MOVED Cr Carstairs, SECONDED Cr Moloney that the Financial Statements for the Year Ended 30 June 1991 be received. **CARRIED**

MOVED Cr Moloney, SECONDED Mr T Hanley that the Financial Statements for the Year Ended 30 June 1991 be adopted. **CARRIED**

AUDITOR'S REPORT FOR THE YEAR ENDED 30 JUNE 1991

MOVED Cr Rundle, SECONDED Mr G Currie that the Auditor's Report for the Year Ended 30 June 1991 be received. **CARRIED**

MAYOR'S REPORT

The Mayor wished to add to his printed report the statement that, particularly during the last twelve months, when Australia was experiencing one of its worst periods of recession, the ratepayers of the City of Wanneroo could be justifiably proud of the achievements of the Council in the provision of new facilities and the continued delivery of existing services.

MOVED Cr Carstairs, SECONDED Mr T Hanley that the Mayor's Report for the year ended 30 June 1991 be received. **CARRIED**

GENERAL BUSINESS

QUESTIONS SUBMITTED BY MR R CHAMBERLAIN

Mr R Chamberlain had submitted to the City Treasurer a number of questions on financial matters.

RESOLVED that the questions and the City of Wanneroo response be incorporated in the Minutes of this meeting (Attachment 1 refers).

Mr Chamberlain then sought information on the amount of works carried over from one financial year to the next. He considered this to be very bad practice in terms of financial accounting.

The City Treasurer informed Mr Chamberlain that the majority of works carried over are projects which are incomplete at 30 June, for example Carramar Golf Course and Craigie Regional Open Space (part-funds provided, development not yet started); Woodvale Library (construction incomplete); construction of Ocean Reef Road (land purchases under way, construction not commenced). It is impossible to "cut off" these projects at 30 June and therefore funds need to be carried forward.

ILLEGAL PARKING - DISABLED PARKING BAYS

Mr A Bryant raised the question of staff members parking in one of the Disabled Parking Bays after working hours.

The Town Clerk advised that he would investigate this matter and respond accordingly.

VOTE OF CONFIDENCE IN STAFF

Mr Bryant wished to have recorded his thanks to the staff of the City of Wanneroo for the efficient manner in which they perform their duties. He was gratified to receive early advice of the meeting, together with an Annual Report, and requested that this practice be followed next year.

COUNCIL REPRESENTATION - NUMBER OF COUNCILLORS

Mr T Hanley suggested that Council seeks the means of increasing the number of councillors for the City of Wanneroo to 17 instead of 13, as it is his belief, under the tenets of numerology (the study of numbers) that this would provide more effective representation.

CIRCULATION OF COUNCIL AGENDAS AND MINUTES

Mr G Currie wished to compliment the Councillors and the administrative staff on their conduct of the affairs of the Council. He requested that consideration be given to the feasibility of ratepayers paying an additional small charge (eg \$10-15) with their annual rates and for that sum they would receive a copy of Council Meeting minutes.

Mr Bryant supported these comments and requested that the Agenda papers for Council meetings be provided to attendees at the meeting at approximately 4.00 pm on the Council meeting day.

The Mayor advised that the Town Clerk would investigate these matters and report accordingly.

There being no further business, the Mayor declared the meeting closed at 8.00 pm, the following Councillors being present at that time:

COUNCILLORS: MARWICK
 MAJOR
 DAVIES
 CARSTAIRS
 MOLONEY
 NOSOW
 JOHNSON
 RUNDLE

QUESTIONS RAISED BY MR R CHAMBERLAIN

Question 1

As staff from the Town Clerk's Department Executive and Parks, Gardens and Reserves Operating and Maintenance were due to clear long service leave in 1990/91 and are now intending to clear that leave in 1991/92 -

Why has this been approved by Council?

Answer

The Local Government (Long Service Leave) Regulations Clause 7(1)(d) provides that leave may be taken in one consecutive period or, if both employee and employer agree, in not more than three separate periods and, furthermore, Clause 7(2) stipulates that subject to (7(1)) long service leave shall be taken at the earliest practicable date.

In the interest of good labour relations and to enable Council's workers to obtain maximum benefit from their long service leave, Council is quite flexible in its enforcement of the regulations. Council in return receives co-operation from its employees to avoid disruption to its works programme and ensure high priority projects are completed.

Council's Annual Budgets are compiled during the latter half of the preceding year. During this period, employees who qualify for long service leave during the forthcoming year are requested to nominate their requirements. However, they may be noncommittal regarding their preferred dates. Therefore, quite often Council has little option but to make budget provision for their full entitlement.

Should employees decide not to take their long service leave during the year budgeted, there is no adverse financial impact on Council. Funds have previously been set aside for the relevant payment and the interest it accrues offsets any increase in salary or wage that may be granted during the period leave falls due and is taken.

Question 2

Loan Fund

Loan No 277 Neerabup Golf Course for \$1,400,000 was drawn on 26 June 1991.

Under Schedule 11.3.14 1990/91 - Landscaping and Construction of the Neerabup Golf Course is shown as:-

Reserve Funded Works	\$1,025,000
Loan Funded Works	\$ 375,000
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	\$1,400,000
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Question 2.1

Why was \$1,400,000 loan funds in 1990/91 allocated to a project that did not require funding in that year and this stopped any other capital works being commenced?

The 1991/92 Budget, Schedule 11.3.14 shows the construction of the Carramar Golf Course from:-

Reserve Funded Works	\$ 970,000
Loan Funded Works - Loan 277	\$1,400,000
Municipal Funded Works	\$ 500,000
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	\$2,870,000
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Answer

It is prerequisite, from a good management and sound planning viewpoint, to ensure that adequate funds are available prior to the commencement of any project.

Prior to the commencement of Carramar Park Golf Course, Council sought State Treasury approval to raise loan monies to complement Council's other funds set aside for the project. Approval was subsequently granted and, whilst the funds were not required that financial year, the loan was raised. Treasury approval expired on 30 June 1991.

If Council had not raised the loan, it would have had to once again request State Treasury approval the following year - with no guarantee of the request being granted. Had Council not proceeded in the manner it did, the project may have been jeopardised.

Question 2.2

What is the current schedule for the construction of this golf course?

Answer

Initially Council's consultants, Fairway Design International submitted a construction schedule commencing on 1 April 1991. This schedule outlined a strictly staged works program which would be completed by the end of October 1991. The project was delayed pending a vegetation survey and redesign of the course.

It should be recognised that it is desirable that the grass on the course be planted in September and October to take advantage of the following summer months for the crucial growing in period.

Accepting this and assuming Council gives the go ahead for this project at the Council meeting to be held on Wednesday, 27 November 1991 the earliest possible starting date would be 1 March 1992.

The commencing date of 1 March 1992 would be to Council's advantage as it gives one extra month for construction and planting of grass than that shown on the original construction schedule.

Should construction commence on 1 March 1992 it is anticipated the golf course could be opened for play in April/May 1993.

Question 3

Capital Works

Excluding Schedule 15 Fund Transfers and Schedule 16 Finance and Borrowing, the capital works over the last three years show:-

1988/89	Estimate	\$23,429,822	
	Actual	\$14,964,533	- 63.9%
	Shortfall	\$ 8,465,289	
1989/90	Estimate	\$28,007,571	
	Actual	\$18,386,412	- 65.6%
	Shortfall	\$ 9,621,159	
1990/91	Estimate	\$35,254,621	
	Actual	\$19,064,527	- 54.1%
	Shortfall	\$16,190,094	

Capital Works carried forward into 1991/92 shows \$11,505,985.

Please explain (not details) why the difference of \$4,600,000 between the works not carried out in 1990/91 and those works carried forwarded into 1991/92?

Answer

At the close of each financial year authorisation of expenditure by Council lapses in accordance with Section 547 (10) (a) of the Local Government Act. However, Section 547 (10) (b) provides that an authorisation or vote so lapsing may be reauthorised or revoked by Council.

Only those projects which had commenced or had funds committed prior to 30 June and are programmed to commence prior to budget adoption, are included in the Schedule of Carried Forward Works submitted for reauthorisation by Council. All other works not started for whatever reason (Grant Funding not forthcoming; logistic problems, e.g. delays in land acquisition, etc) are listed in Council's Draft Budget for consideration with all other new works. Thus, it cannot be assumed that the amount of funds not expended in one year will be reflected in the total of works carried forward to the next year.

Question 4

Capital Works 1991/92.

Schedule 11.3.4 Craigie Regional Recreation Centre

The Capital Income is shown from -

Wangara Industrial Estate	\$1,400,000
Government Grant	\$1,300,000
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	\$2,700,000
Building Cost	\$4,000,000
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Shortfall (Municipal Funds)	\$1,300,000

Question 4.1.

What is the proposed schedule for the design and construction of this project?

Answer

Designs for the project have been completed. Tenders were advertised on Saturday, 9 November 1991 and close on Tuesday, 3 December 1991. A report on the tenders will be presented to Council for its consideration in December 1991. Should Council resolve to accept a tender it is expected that construction will commence in February 1992 with completion in February 1993.

Question 4.2

Was any justification prepared for this project, showing the need for the expansion to that now proposed?

Answer

In February 1989 the Minister for Sport and Recreation the Hon G Edwards MLC and then Mayor Cr W W Bradshaw convened a meeting of State and Local Government representatives to discuss the issues confronting the City, specifically in recreation facility provision. As a consequence the Inter-Governmental Committee into the provision of community facilities in the City of Wanneroo was formed. Part of its brief was to provide recommendations on the provision of additional major facilities in the southern section of the City.

One of its major recommendations was that a facility adjoining Wanneroo Water World be constructed to provide a sporting recreational/cultural focus for the City, while at the same time, providing a warm, friendly meeting place for various sections of the community. At arriving at this recommendation the Committee investigated a number of options and formulated a design that is substantially as proposed. It also considered the needs for the region such as the requirement to demolish the bini shell at Padbury, provide facilities for the residents of Kingsley and Woodvale, the demand for additional court areas for basketball etc and the need to expand services at Wanneroo Water World such as the aerobics area, fitness area, creche and kiosk.

Question 5

Recreation and Culture

1991/92 Budget Schedules 11.2.8 and 11.2.12 - Aquamotion

The budget shows a forecast operating loss of \$411,000.

What action is proposed by Council to minimise this loss of over \$1,100 per day?

Answer

Councillors and staff have spent much time and resources over the past twelve months directed towards resolving the deficit at Aquamotion.

Several strategies have been identified and implemented in this regard. Other proposals are currently under investigation. Strategies that have been implemented, or are under investigation are listed below:-

PROGRAMMING STRATEGIES

- Lobbying and liaison with Ministry of Education for increased share of "in-term" and "vacation" swimming classes.
- Increased range of "in house" Learn to Swim Programmes.
- Introduction of inflatable attractions (eg Aqua-nun, doughnuts, etc)

- Other attractions (eg barbecues, play equipment).
- Introduction of alternative attendance packages - such as memberships.

MARKETING STRATEGIES

- One off promotional events such as fun days (another one to be held in January 1992).
- Display, demonstration and promotional material to be placed in high turnover community venues (eg Agricultural Show, Shopping Centres and so on).
- Continued use of local papers and letter drops to raise community awareness.

STAFFING

- Multi-skilling of staff whilst maintaining effective service. Discussions are currently being undertaken with appropriate staff in this matter.
- Casual staff are being kept to a minimum, with the appropriate level constantly being monitored.

MANAGEMENT STRATEGIES

- Building operating costs are one of the major expenditures. It is proposed to implement a strategy directed towards developing management accountability to this area. It is anticipated that the resultant "on site" control will have a positive impact on the costs associated with the operating costs.

All of these strategies are being monitored daily by staff and assessed and refined on a monthly basis by Council.