



**City of
Kalgoorlie
Boulder**

MINUTES

of the Special Council Meeting

held at 12:00 AM

on

2 AUGUST 2022

at the

Administration Building

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at 12:03 noting no members of the public were present.

2 DISCLAIMER READING

The Mayor read the disclaimer to those present.

Please note this meeting is being recorded and streamed live on the Council's website in accordance with Council's Recording and Streaming of Council Meetings Policy, which can be viewed on Council's website.

All reasonable care is taken to maintain your privacy; however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is assumed your consent is given if your image is broadcast.

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

3.1 Attendance

In Attendance:

Mayor John Bowler

Deputy Mayor Glenn Wilson

Cr Deborah Botica

Cr Dave Grills

Cr John Matthew

Cr Kirsty Dellar

Cr Kim Eckert

Cr Michael McKay Via telephone conference

Cr Suzie Williams

Cr Wayne Johnson

Members of Staff:

David Trevaskis Director Corporate and Commercial

Xandra Curnock Executive Manager Finance

Kevin Ketterer Director Engineering

Tony Bilson Executive Manager People and Culture

Frances Liston Executive Manager Risk and Governance

Nicole Ilsley	Coordinator Property
Anjuli Till	EA to the CEO
Parehina Thompson	Council Administration Officer

Visitors:

0

Press:

0

3.2 Apologies

Apologies - Elected Members:

Cr Mandy Reidy
Cr Terrence Winner
Cr Amy Astill

Apologies - Members of Staff:

Andrew Brien
Mia Hicks
Alex Wiese

3.3 Leave of Absence (Previously Approved)

Leave of Absence:

Nil

4 PUBLIC ACCESS AND PUBLIC QUESTION TIME

4.1 Public Access

Nil

4.2 Public Question Time

Nil

5 PETITIONS / DEPUTATIONS / PRESENTATIONS

6 NOTATIONS OF INTEREST

6.1 Interest Affecting Impartiality City of Kalgoorlie-Boulder Code of Conduct

Nil

6.2 Financial Interest Local Government Act Section 5.60A

Nil

6.3 Proximity Interest Local Government Act Section 5.60B

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

10 CONFIDENTIAL ITEMS

COUNCIL RESOLUTION

Moved By: Cr Kirsty Dellar

Seconded By: Cr Kim Eckert

That in accordance with Section 5.23 (2) (C) 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:

- contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

**CARRIED
(10 / 0)**

Council moved into Confidential Session at 12:05.

18.1.1 Staff Accommodation

Responsible Officer:	Kevin Ketterer Director of Engineering
Responsible Business Unit:	Engineering
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Attachments:	1. Confidential Attachment [18.1.1.1 - 2 pages]

OFFICER RECOMMENDATION/COUNCIL RESOLUTION

Moved By: Deputy Mayor Glenn Wilson

Seconded By: Cr Wayne Johnson

It is recommended that Council, in accordance with the *Interim Staff Housing Policy* as adopted at the OCM on 9 May 2022

1. Approve expenditure of \$750,000 to be included in the 2022/23 Budget for the purchase of employee housing
2. Approve the purchase of the property as detailed in *Confidential Attachment 1* at the price stipulated in the Offer Document detailed in *Confidential Attachment 1*

- 3. Authorise the Director of Corporate and Commercial and Mayor to execute the Offer and Acceptance and to conclude the purchase agreement under the common seal of the City of Kalgoorlie-Boulder in accordance with *Part 19.1 (2) of the Standing Order Local Law 2013.***

**CARRIED
(10 / 0)**

Executive Summary

As part of the recruitment process for the Chief Executive Officer the Council identified the need for the development of an appropriate staff housing policy. Based on the desktop review of other local government policies a draft Interim Policy has been adopted by Council. This report recommends the purchase of a house for this purpose as a first initiative to address this matter in terms of the draft policy.

Community Engagement Consultation

No community consultation was considered necessary in relation to the recommendations of the report.

PUBLIC CONSULTATION

No community consultation was considered necessary in relation to the recommendations of the report.

Budget Implications

Funding for this purpose has been provided in the draft 2022/23 Annual budget. This funding is however limited when compared to the costs of housing appropriate for executive housing, and it is recommended that the budget be amended to provide for an amount aligned with the approximate value of executive standard housing in the current market.

The following financial implications are applicable:

Item 1:

Asset Category: Property

Source of Funds: Municipal Operating

LTFP Impacts: Annual operational costs related to rates, utility and maintenance costs as detailed below

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$)	
		ANNUAL	
		MATERIALS & CONTRACT	STAFFING

1	As detailed in Confidential Attachment	Water Rates \$250 Utilities \$10,000 Maintenance \$5,000	Nil
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Report

Council is aware of the general shortage of housing in the City, both for purchase and for rental. This has affected the ability of City of Kalgoorlie Boulder to recruit staff as housing, especially for families is in very short supply. This is a huge impediment in recruiting top level staff and a primary consideration for prospective employees during almost every recruitment process, especially in attracting senior staff from outside Kalgoorlie Boulder.

As a consideration to address this situation, Council adopted the Draft Policy on Executive Staff Housing at the OCM of 9 May 2022 as follows;

“That Council:

1. *Endorse the interim Staff Housing Policy as attached; and*
2. *Request the Chief Executive Officer to commission the development of a Staff Accommodation Strategy as part of the 2022/23 budget”*

Statutory Implications

Local Government Act 1995

6.8. Expenditure from municipal fund not included in the annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure -
- (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
 - (b) is authorised in advance by resolution*; or**
 - (c) is authorised in advance by the mayor or president in an emergency.

* Absolute majority required.

The *interim Staff Housing Policy* was developed in accordance with the provisions of the *Salary and Allowances Tribunal Determination for Chief Executive Officers and Elected Members* under Part 4 which states:

4.1 General

In recognition of the need for local governments to provide accommodation as a result of a lack of suitable housing or recruitment issues, on either a

permanent or temporary basis, local governments are able to utilise this allowance as required.

The provision of housing in the form of a house designated for the use of the Chief Officer or the Executive is not unusual in regional local government, and these local governments usually purchase stock of houses of appropriate standard for these purposes. The alternative is to lease properties on the same basis and to the same standard, and to assign these accordingly. The leasing option is, however, not considered suitable due to the long-term unreliability or continued availability of such properties. The City administration has considered the options and, in order to address the long-term outcome envisaged in the *interim Staff Housing Policy*, recommended that the City proceed with the purchases of the property for this purpose.

Market Availability

The City has researched the availability of houses of a suitable standard for the purpose. In the current climate, the stock availability is very low, and those that are available have not remained on the market for very long. The City has however managed to secure an offer on a suitable house, which details have been provided in *Confidential Attachment 1*. This option expires on Friday 5 August 2022.

Policy Implications

An *interim Staff Housing Policy* has been developed to assist in addressing the issues of accommodation on a temporary basis to allow time for the development of a more comprehensive approach to staff housing.

COUNCIL RESOLUTION

Moved By: Cr John Matthew

Seconded By: Cr Kim Eckert

That Council move out of Confidential Session and resume standing orders.

**CARRIED
(10 / 0)**

Council moved out of Confidential Session and resumed standing orders at 12:14.

The Mayor read the resolutions adopted in the confidential section.

11 CLOSURE

There being no further business, the Mayor thanked the Councillors and Staff for their attendance and declared the meeting closed at 12:15.