



**City of
Kalgoorlie
Boulder**

AGENDA

**Notice is hereby given
for the Special Council Meeting**

commencing at 6:00 PM

on

8 JULY 2024

at the

Kalgoorlie Town Hall

4 July 2024



NOTICE OF MEETING

An Special Council Meeting of the City of Kalgoorlie-Boulder will be held in the **Kalgoorlie Town Hall** on **Monday, 8 July 2024** commencing at **6:00 PM**.

The purpose of this meeting is for Council to consider the differential rates submissions for the 2024/25 financial year, and preparation of the 2024/25 budget.

Regards

A handwritten signature in black ink, appearing to read "Andrew Brien". The signature is stylized with a long, sweeping underline that curves upwards to the right.

ANDREW BRIEN

Chief Executive Officer

Council Chamber Seating Plan

Governance and IT



Deputy Mayor
Kirsty Dellar



Mayor
Glenn Wilson



CEO
Andrew Brien



Councillor
Deborah Botica



Councillor
Carla Viskovich



Councillor
Terrence Winner



Councillor
Nardia Turner



Councillor
Wayne Johnson



Councillor
Kyran O'Donnell



Councillor
Linden Brownley

Press

Public Gallery

Directors

Nature of Council's Role in Decision-Making

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive Strategic:	The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
Legislative:	Includes adopting local law, town planning schemes and policies.
Review:	When Council reviews decisions made by officers.
Quasi-Judicial:	<p>When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice.</p> <p>Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits/licenses (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</p>

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2 DISCLAIMER READING

The Mayor will read the disclaimer to those present.

Please note this meeting is being recorded and streamed live on the Council's website in accordance with the City's Public Participation in Council Meeting 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:

Members of Staff:

Visitors:

Press:

3.2 Apologies

Apologies – Elected Members:

Apologies - Members of Staff:

3.3 Leave of Absence (Previously Approved)

Leave of Absence:

Nil

4 PUBLIC ACCESS AND PUBLIC QUESTION TIME

4.1 Public Access

4.2 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 REPORTS OF OFFICERS

7.1 Chief Executive Officer

7.1.1 2024/25 Differential Rates - Submissions

Responsible Officer:	Xandra Curnock Executive Manager Finance
Responsible Business Unit:	Finance
Disclosure of Interest:	Nil
Voting Requirements:	Absolute Majority
Nature of Council's Role in Decision-Making:	Legislative
Attachments:	<ol style="list-style-type: none"> 1. Statement of Objects & Reasons 2024-25 [7.1.1.1 - 15 pages] 2. CONFIDENTIAL - 2025 Rates Submissions [7.1.1.2 - 30 pages]

SUMMARY STATEMENT

Council is asked to consider submissions received following the advertising of the proposed 2024/25 differential rates, and to authorise the Chief Executive Officer to proceed with the preparation of the 2024/25 budget.

REPORT

Background

Section 6.33 of the *Local Government Act 1995* (Act) 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. In preparation for the implementation of the 2024/25 Budget, at the May Ordinary Council Meeting (OCM), Council proposed minimum rates and 'rates in the dollar' (RID) for Gross Rental Values (GRV) and Unimproved Values (UV) differential rating categories.

The following is a summary of Council's resolution from the 4 June 2024 OCM:

That Council:

1. Endorse the differential rates model as shown in the table below (that reflects an 11% increase in rates revenue from the previous 2023/24 financial year) for the purpose of giving public notice of its intention to impose differential general rates and minimum payments for the 2024/25 financial year;

Differential Rating Categories	Proposed rate in \$	Multiplier lowest rate in \$	Minimum Payment \$
Gross Rental Values (GRV)			
GRV Residential	0.05200	lowest GRV	1132
GRV Commercial / Industrial	0.07840	1.51	1132
GRV Accommodation	0.09300	1.79	1245
GRV Mining	0.10400	2.00	1245
Unimproved Values (UV)			
UV Pastoral / Other	0.09380	lowest UV	352
UV Mining	0.18740	1.99	440

2. Adopt the Statement of Objects and Reasons for Differential Rates 2024/25 as set out in Attachment 1; and

3. Invite and accept submissions from ratepayers and electors on the proposed differential rates and minimum payments up to 4.30pm on Monday 1 July 2024 in accordance with section 6.36 of the Local Government Act 1995.

Submissions

The proposed differential rates for 2024/25 and the corresponding “Objects and Reasons” (see Attachment 1), were advertised in accordance with section 6.36 of the Act, inviting submissions by electors and ratepayers. An advertisement was placed in the Kalgoorlie Miner on 8 June 2024. Copies of the documents were made available for public inspection on the City’s website, at the public William Grundt Memorial Library and the City’s Administration Building

The deadline for submissions was 1 July 2024. Council received nineteen (19) submissions within the advertising period (see Attachment 2). The names and contact details have been redacted but the submissions are otherwise provided in full for Council’s consideration prior to the adoption of the rates through the Annual Budget process in accordance with section 6.36(4) of the Act. The general theme of the submissions received is concern over how ratepayers are being financially impacted by general cost increases and are being further impacted by Council’s proposed rate rises.

The Act and supporting regulations do not require the Council to make any determination or resolution in relation to either individual submissions or submissions collectively.

Officer response

The tables below are extracts from the Statement of Objects and Reasons (attached to this report):

Rating Category	23/24 RID	Prop 24/25 RID	% Change	23/24 Min Pay	Prop 24/25 Min Pay	% Change
GROSS RENTAL VALUES	(Cents)	(Cents)	%	\$	\$	%
GRV Residential	7.2860	5.20	-28.63	1019	1132	11.09
GRV Commercial/Industrial	7.6498	7.84	2.49	1019	1132	11.09
GRV Accommodation	new	9.30		1019	1245	22.18
GRV Mining	5.2526	10.40	98.00	1019	1245	22.18

Rating Category	Proposed RID	Proposed Min Pay	Avg rate per property 23/24	Avg rate per property 24/25	Change in Avg rate
GROSS RENTAL VALUES	\$	\$	\$	\$	%
GRV Residential	0.05200	1132	1,289.48	1,430.33	10.92
GRV Commercial / Industrial	0.07840	1132	5,064.89	5,583.14	10.23
GRV Accommodation	0.09300	1245	20,850.46	29,312.42	40.58
GRV Mining	0.10400	1245	20,965.55	48,014.62	129.02

These tables show the impact to average ratepayers. While the increase is an overall 10.92% increase to what is payable by Residential and Commercial / Industrial rate payers, this is variable depending on the recent valuations performed by Valuers General Office.

Individual ratepayers have the opportunity to liaise directly with the Valuers General Office within 60 days of receiving their rates notice if they disagree with the valuation of their rateable property.

Recommendation in relation to submissions

It is recommended that City officers respond to the submissions by providing variations of the following explanation, amended to address individual submissions:

The submission received does not oppose the objectives and reasons behind the proposed categories. Instead, it highlights the concern that any increase in general rates will add additional financial stress to the ratepayers. The purpose of the rate in dollar and minimum payment is to generate revenue necessary to manage the City's financial commitments.

During the year the State Government Valuers General Office conducted a revaluation of all properties within the City of Kalgoorlie Boulder. This valuation occurs every three to six years for Gross Rental Value (GRV) properties in regional areas. These valuations are based on the rental values of properties and come into effect 1 July 2024. The total average increase on residential values since the last valuation, which occurred in 2019, was approximately 53%. These valuations form the basis for the rate calculations. The City has not passed on the full impact of the increase in property values. To minimize the impact of this on rate payers, the City has reduced the residential rate in the dollar to \$0.05200, a reduction on last years rate in the dollar of \$0.07286. More information on how these valuations occur can be found at <https://www.landgate.wa.gov.au/valuations/>

The City is responsible for maintaining a wide range of services, from urban areas to remote rural roads throughout the municipality. This responsibility includes ensuring that roads, footpaths, and other infrastructure are kept in good condition. The increased rates are essential to cover the costs associated with the frequent and extensive maintenance required to achieve a minimum level of serviceability. Funds raised through these rates are crucial for several reasons, including asset renewal, road and footpath maintenance, and community safety.

Regular renewal of assets such as public buildings, parks, and recreational facilities is necessary to ensure they remain safe and functional for community use. Maintaining roads and footpaths is vital for the safety and convenience of all residents. This includes repairing potholes, resurfacing roads, and ensuring footpaths are accessible and hazard-free. Increasing community safety involves various initiatives, such as improving street lighting, enhancing surveillance systems, and supporting local law enforcement efforts. These measures help create a safer environment for all residents.

The cost to deliver these services has increased significantly, and as such a corresponding rates increase is necessary.”

Recommendation in relation to draft budget

It is recommended that Council request the Chief Executive Officer to proceed with the 2024/25 budget preparations based on the advertised rate in the dollar (RID) and minimum payments for the reasons stated in the 2024/25 Statement of Objects and Reasons, attached to this report.

COMMUNITY ENGAGEMENT CONSULTATION

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

PUBLIC CONSULTATION

Public consultation was undertaken in the following manner:

Requirement: As per section 6.36 of the Local Government Act 19995. The 2024/25 Differential Rates were advertised in the Kalgoorlie Miner on 8 June 2024. The last date for submissions was 1 July 2024.

Duration: 21 Days

Method: Kalgoorlie Miner, Public Notice Boards located in the Administration Office and William Grundt Library and City's website – www.ckb.wa.gov.au

Submissions Received: 19

BUDGET IMPLICATIONS

Council has signalled its intention to impose a general rate in the dollar (RID) and minimum payment increase equal to an overall 11% increase to the Gross Rental

Values (GRV) and Unimproved Values (UV) by advertising the proposed differential rates for 2024/25.

If the advertised differential rates are not adopted, there will be a significant financial impact on the City's planned service delivery and programs.

STATUTORY IMPLICATIONS

Local Government Act 1995, Part 6, Division 6 – Rates and Service Charges.

- Subdivision 1 – Introduction and Basis of Rating;
- Subdivision 2 - Categories of Rates and Service Charges; and
- Subdivision 3 – Imposition of Rates and Service Charges.

Local Government (Financial Management) Regulations 1996 – Part 5 – Rates and Service Charges.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendations of this report.

COMMUNITY STRATEGIC PLAN LINKS

This report links to the Strategic Community Plan through the following Guiding Theme/s:

CAPABLE: We will have the resources to contribute to our community and economy.

OFFICER RECOMMENDATION

That Council:

1. Note the information contained in the attached nineteen (19) submission;
2. Request the Chief Executive Officer provide a formal response to each of the submitters; and
3. Request the Chief Executive Officer to proceed with the 2024/25 budget preparation based on the advertised 11% overall increase in rates revenue and minimum payments from the previous 2023/24 financial year for the reasons stated in the 2024/25 Statement of Objects and Reasons as, attached to this report.

8 CONFIDENTIAL ITEMS

Nil

9 CLOSURE