

SHIRE OF WILLIAMS

MINUTES OF THE ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS ON WEDNESDAY 16TH AUGUST 2006

1.0 OPENING

1.1 DECLARATION OF OPENING

The President declared the meeting open at 1.00pm

1.2 ANNOUNCEMENT OF VISITORS

Williams Recreational Trails Committee will be attending the meeting at 2.30pm to discuss the establishment of a trail from Williams to Darkan on the railway reserve.

2.0 RECORD OF ATTENDANCE

2.1 PRESENT

Cr John Cowcher	President
Cr Ashley Stone	Deputy President
Cr Gary Cowcher	
Cr Greg Cavanagh	
Cr Robert Bowden	
Cr Richard Johnstone	
Cr Moya Carne	
Cr David Earnshaw	
Cr Graham Prowse	

V Epiro	Chief Executive Officer
IR Ball	Deputy Chief Executive Officer
MR Willcocks	Works Supervisor (3.30pm – 4.15pm)
S Friend	Environmental Health Officer/Building Surveyor (4.15pm – 4.47pm)

2.2 APOLOGIES

Nil

3.0 PUBLIC QUESTION TIME

Nil

4.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

5.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

6.0 CONFIRMATION OF PREVIOUS MINUTES

6.1 ORDINARY MEETING MINUTES

Johnstone/Earnshaw

That the minutes of the Ordinary Meeting held in the Council Chambers on Wednesday 19th July 2006, as circulated, be confirmed as a true and correct record of proceedings subject to the following amendment:

Item 8.2.3

Municipal Fund Budget

Schedule of Rates and Charges Levied

General Rates

- a) i) Gross rental Values 5.9365 cents in the dollar for land used for Commercial or Industrial purposes or vacant land zoned Commercial or Industrial.
- ii) Gross Rental Values 6.666 cents in the dollar for all other ratable land within the Williams and Quindanning townsite.
- b) Unimproved Values .9313 cents in the dollar on all ratable land.

**Carried 9/0
Resolution 26/07**

6.2 COMMUNITY RESOURCE CENTRE MANAGEMENT COMMITTEE MINUTES

Carne/Cavanagh

That the minutes of the Community Resource Centre Management Committee Meeting held in the Community Resource Centre on Tuesday 13th June 2006 be received.

**Carried 9/0
Resolution 27/07**

7.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

The President advised that together with the Deputy Chief Executive Officer he attended the official launch of the 100 year celebration of Country Week Cricket held at the Williams Woolshed.

8.0 REPORTS OF COMMITTEES/OFFICERS AND COUNCILLORS

8.1 CHIEF EXECUTIVE OFFICER'S REPORT

8.1.1 SHIRE OF BODDINGTON

Resource Sharing

File Reference: 4.50.25
Author & Date: V. Epiro 1st August 2006

Background:

The Shire of Boddington have invited the Presidents and CEO's of the Williams and Wandering Shires to a meeting at Boddington on 21st August 2006. The main purpose of the meeting is to discuss resource sharing with road plant and personnel and any other areas of cooperation that can be identified.

After consulting with Cr John Cowcher, I have advised Boddington that we will be attending the meeting. A report on the meeting outcomes will be given to Council for September.

Recommendation:

For Council information.

Sharing the Boddington refuse site is to be raised for discussion at the meeting.

8.1.2 DEPARTMENT OF HOUSING & WORKS

Community Housing Funding

File Reference: 9.20.80
Author & Date: V. Epiro 1st August 2006

Background:

Advice has been received that Council's funding submission for two more units under the Joint Venture Housing Scheme was unsuccessful.

The funding application was declined because of insufficient demand, i.e. there are no applications for housing in Williams with the Department. I contacted the manager of the Department of Housing & Works in Northam who confirmed that applicants for joint venture housing in Williams also need to complete a Homeswest application and comply with the criteria for community housing (income and assets).

Currently we have four applications for aged housing and they will be informed accordingly.

It is obvious that with the increasing demand for community housing the eligibility criteria is becoming very prescriptive.

Recommendation:

For Council information.

8.1.3 LOCAL LAWS

Amendments to Firebreak Local Laws

File Reference: 5.10.2
Author & Date: V. Epiro 1st August 2006

Background:

The procedure for making local laws requires Council to forward the local law with submissions to the Joint Standing Committee on Delegated Legislation for approval once it's passed by an absolute majority of Council.

Following adoption of the amendment by Council at the July meeting I contacted the Department of Local Government regarding gazettal and was advised that it was unlikely that the Joint Standing Committee on Delegated Legislation would allow the amendment without the inclusion of the FESA recommendations which were also supported by the minister for Emergency Services. This would have the effect of negating the amendment and additional advertising expense as Council would have to re-advertise any changes.

Council has the following options in regard to the amendment to the local laws on firebreaks:

- Proceed with the amendment which given the Joint Standing Committees negative assessment would be inadvisable
- Adopt the amendment incorporating the FESA recommendations, which would require commencing the local law process again.
- Defer any amendment until after the Annual General Meeting of the Williams Bushfire Brigade to allow more community comment.

Recommendation:

That the proposed amendment to the local laws on firebreaks be included on the agenda for the Annual General Meeting of the Williams Bushfire Brigade.

Earnshaw/Johnstone

That the proposed amendment to the local laws on firebreaks be included on the agenda for the Annual General Meeting of the Williams Bushfire Brigade.

**Carried 9/0
Resolution 27/07**

8.1.4 TENDERS

Grader and Sealing Materials (Bitumen & Aggregate)

File Reference: 12.37.00
Author & Date: V. Epiro 1st August 2006

Background:

Council authority is required for calling of tenders for a new grader and sealing materials (bitumen & aggregate)

Recommendation:

That tenders be called for a new grader and sealing materials.

Johnstone/Stone

That tenders be called for a new grader and sealing materials.

**Carried 9/0
Resolution 28/07**

Cr Cavanagh recommended that consideration be given to purchasing an Excavator rather than a Traxcavator for use at the refuse site. This type of machine is more readily available and would be more versatile. This would also require the purchase of a low loader to transport the machine.

8.1.5 TOWN OF NARROGIN

Leisure Centre Fees (See Appendix 1)

File Reference: 4.50.25
Author & Date: V. Epiro 3rd August 2006

Background:

The Town of Narrogin have advised that they are introducing a privilege card at a cost of \$110 per annum for non-residents from Councils who have declined to make a contribution towards the operating costs of Narrogin facilities.

As was stated before this was a matter for the Town of Narrogin to determine and it will be interesting to see what effect the increased charges will have on usage of the Leisure Centre.

Recommendation:

For Council information.

8.1.6 GHD PTY LTD

Revised Fee Proposal for Piesse Street Drainage (see Appendix 2)

File Reference: 12.15.37
Author & Date: V. Epiro 3rd August 2006

Background:

Following rejection of the previous fee proposal, I contacted GHD and requested a quotation for a report to include design and construction drawings. In their revised fee proposal, GHD have based the project on construction of a pipe and pit system to replace the present open channel and culvert drain (see scope of works).

I have indicated that Council was intending to undertake the project therefore the design and working drawings should reflect this accordingly.

Recommendation:

That GHD's fee proposal of \$12,550 for the Piesse Street drainage project be accepted.

Cavanagh/Johnstone

That GHD's fee proposal of \$12,550 for the Piesse Street drainage project be accepted.

**Carried 9/0
Resolution 29/07**

8.1.7 CENTRAL COUNTRY ZONE

Ordinary Meeting 29 September 2006 - Corrigin

File Reference: 4.12.10
Author & Date: V. Epiro 4th August 2006

Background:

Agenda items are being invited for the next six monthly ordinary meeting to be held in Corrigin on Friday 29th September 2006.

The closing date for the agenda items is 4th September 2006.

Recommendation:

For Council consideration.

8.1.8 THE WILLIAMS GATEWAY EXPO

Publicity Officer

File Reference: 11.60.95
Author & Date: V. Epiro 8th August 2006

Background:

Community Development Officer Heidi Cowcher fulfilled the role of Publicity Officer for the Williams Gateway Expo in 2006 in conjunction with her position. The Williams Gateway Expo have now made a formal request for her services as Publicity Officer for the 2007 Expo.

It would be fair to say that the Gateway Expo is a broad community event which is worthy of Council support, however to what extent is a matter for Council to decide. Perhaps Council should consider providing support for a Publicity Officer with a ceiling attached to the hours.

Recommendation:

For Council consideration.

Cr J Cowcher declared an interest in this item and left the meeting at 2.20pm

Cr Stone assumed the chair and presided over the meeting.

G Cowcher/Prowse

That the services of the Community Development Officer not be made available as Publicity Officer for the Williams Gateway Expo and that Council advise that it would be prepared to offer a contribution of \$500.00 towards attracting a publicity officer from within the community.

**Carried 7/1
Resolution 30/07**

Cr J Cowcher returned to the meeting at 2.30pm

Representatives from the Williams Recreational Trails Committee, Keith Davies, Jim McLaine and David Moore attended the meeting at 2.30pm.

Mr Davies addressed the meeting. He advised that there was a need for the development of different recreation pursuits as an outlet for business pressures. There are reduced areas available now for walkers, cyclists and particularly horse riders. The railway reserve from Williams to Darkan is ideal for development because of the access from Albany Highway. The Strategic Trails Network report identified the Collie – Williams railway reserve trail as the second most important in the State to develop.

Council's initial involvement would be to hold the license to have control over the railway reserve land.

A public meeting will be held in October to gauge public interest in the project.

Afternoon Tea

Council adjourned for afternoon tea at 3.00pm and resumed the meeting at 3.30pm

Works Supervisor Mark Willcocks attended the meeting at 3.30pm to discuss his report.

8.3 WORKS SUPERVISORS REPORT

Maintenance Grading

Wangelling Gully Rd, Stephen Rd, Quindanning/Darkan Rd, Plank Rd, Pig Gully Rd, Nash Rd, Medlen Rd, Mckenzie Rd, Hurley Rd, Hillman Rd, Glenfield Rd, English Rd, Eddington Rd, Dardadine Rd, Culbin-Boraning Rd, Coulter Rd, Congelin Rd.

Maintenance Works

Quindanning /Darkan road: Tree pruning from Boddington boundry to Planks road.

Zilko road: Started tree pruning Quindanning end.

Mechanical Report

Samsung loader: Split top radiator tank

John Deer Backhoe: Repairs to transmission oil cooler fitting and hoses.

JCB Loader : Bent ram on rake.

Multi Roller : Removed air on run to try and stop tyres going flat and damaging walls

Private Works

NIL

Cr G Cowcher asked if 7m seals should be marked with a centre line to stop traffic using the centre of the road. If this was not done then probably only a 6.5m seal was needed.

Earnshaw/Bowden

That the Works Supervisor's Report be received.

**Carried 9/0
Resolution 31/07**

Mr Willcocks left the meeting at 4.159m

Environmental Health Officer/Building Surveyor Steve Friend attended the meeting at 4.15pm to discuss his report.

8.4 ENVIRONMENTAL HEALTH OFFICER / BUILDING SURVEYOR'S REPORT

Building Permits

#166	L & K Bertuola	Lot 520 Piesse St., Williams	C/bond & H/plank transport. dwelling
#167	J, J & T Gilchrist	Lot 113 Richmond Street	C/bond & red cedar dwelling
#168	Turner	Lot 231 Williams Road	Colorbond patio
#169	P & R Martin	Lot 180 York/Williams Rd	B/G fibreglass pool

Building inspections are ongoing.

Environmental Health Inspections

Hairdressers – clean and well maintained

Development Application

The owners of lot 17 (34) Albany Highway have applied to erect a 9m x 6m steel clad shed on the lot. The walls are to be Colorbond whereas the roof is to be zincalume (to match the roof of the dwelling). The shed is intended to replace the existing 7.7m x 3m shed.

Development approval is required in addition to building approval in areas zoned commercial. Things that can be considered by Council include:

Detrimental circumstances arising from the development such as noise, traffic generation, potential health & safety hazard, unsightly appearance, the character of the proposed development in relation to neighbouring properties, landscaping, access and egress to the property, car parking arrangements etc.

In this instance the shed is to replace an existing shed and will be used for domestic purposes. The walls will be Colorbond with a zinc gable roof. An area of concern could be the fact that the proposed shed location will be right on the boundary of New Street. This has the potential to have a vehicle back out and turn into a child or person moving along the road reserve next to the fence.

Although some Shire's fencing local laws require a truncation into a property when a gate provides access to a property via a fence over 1.2m high (Williams fencing local law is silent on this matter), the reasoning is sound and could be applied where access to a shed is right on the boundary.

Recommendation:

That the owners of lot 17 (34) Albany Highway, Williams be permitted to erect a 9m x 6m Colorbond wall, zincalume roof shed on the property, subject to:

- a) The issue of a building permit and
- b) The shed being setback 1.5m from the boundary with the fencing being splayed to a distance of 1.5m either side of the shed opening.

Stone/Cavanagh

That the Environmental Health Officer/Building Surveyor's Report be received.

**Carried 9/0
Resolution 32/07**

Stone/Cavanagh

That the owners of lot 17 (34) Albany Highway, Williams be permitted to erect a 9m x 6m Colorbond wall, zincalume roof shed on the property, subject to:

- c) The issue of a building permit and
- d) The shed being setback 1.5m from the boundary with the fencing being splayed to a distance of 1.5m either side of the shed opening.

**Carried 9/0
Resolution 33/07**

Mr Friend left the meeting at 4.47pm

8.1 CHIEF EXECUTIVE OFFICER'S REPORT Continued

Late Items

Earnshaw/Johnstone

That the following late item be accepted as urgent for discussion.

**Carried 9/0
Resolution 34/07**

8.1.9 CONSTABLE CARE FOUNDATION

The Foundation invites Council to join a merchandise partnership acknowledging Council's name and logo on merchandise that would be distributed during a Constable Care presentation.

Earnshaw/Stone

That Council contribute \$250.00 towards the purchase of school rulers for the Williams Primary School students.

**Motion Lost 4/5
Resolution 35/07**

8.2 DEPUTY CHIEF EXECUTIVE OFFICER'S REPORT

8.2.1 ACCOUNTS FOR PAYMENT

Bowden/Johnstone

That Municipal Fund cheques 100009 and 100074 to 100080 totalling \$49,707.98 and Trust Fund cheques 1058 to 1060 totalling \$400.00 approved for payment by the Chief Executive Officer be endorsed and that Municipal Fund cheques 100081 to 100139 totalling \$155,282.43 be approved for payment.

**Carried 9/0
Resolution 36/07**

8.2.2 FINANCIAL STATEMENTS

Stone/Carne

That the financial statements presented for the period ending 31st July 2006 be received.

**Carried 9/0
Resolution 37/07**

8.5 COUNCILLORS

8.2.1 Local Government Week

Crs Earnshaw and Johnstone reported on their attendance at Local Government Week. Cr Earnshaw gave a detailed report on the various speakers. Both agreed that attendance was very worthwhile.

8.2.2. Road Safety Forum

Crs Carne and Earnshaw reported on their attendance at the Road Safety Forum held in Narrogin.

9.0 ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

10.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

10.1 ELECTED MEMBERS

10.1.1 Pavilion Grandstand

Prowse/Stone

That discussion on the Pavilion Grandstand be accepted as urgent business for discussion.

**Carried 9/0
Resolution 38/07**

Cr Carne advised that several electors had made complaints about the wind factor when sitting in the Pavilion Grandstand for sporting events. They considered that Council should look at closing in the northern side of the Grandstand.

Council considered that the extensive use of the grandstand in the summer and the impracticability of closing the northern side did not warrant the enclosure.

10.2 STAFF

Nil

11.0 INFORMATION SESSION

Cr J Cowcher recommended that Council make inquiries on attracting a private operator to set up bio-fuel factory in Williams. Contact is to be made with Terry Waldron MLA regarding Government assistance.

12.0 MEETING CLOSURE

There being no further business for discussion the President declared the meeting closed at 5.50pm