



AGENDA FOR THE
FINANCE COMMITTEE MEETING
HELD IN
THE COUNCIL CHAMBERS, YALGOO
ON 28 JUNE 2019
COMMENCING 10.00 AM



SHIRE OF YALGOO

NOTICE OF FINANCE COMMITTEE MEETING

THE NEXT ORDINARY MEETING OF COUNCIL WILL BE HELD IN THE YALGOO COUNCIL CHAMBERS, YALGOO ON FRIDAY, 28 JUNE 2019 COMMENCING AT 10.00 AM.

Silvio Brenzi

Chief Executive Officer



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Agenda for the Finance Committee Meeting
to be held in the Council Chambers, 37 Gibbons Street, Yalgoo,
on Friday 28 June 2019 commencing at 10.00 am.

Members of the Finance Committee

The Shire of Yalgoo Finance Committee was established by an absolute majority of Council, resolution C2015-1010, at the Ordinary Council Meeting on 27 October 2017, in accordance with s7.1A of the Local Government Act 1995.

Council nominated all Councillors to be members of the Finance Committee.

The following persons are members of the Finance Committee:

- *Cr Joanne Kanny*
- *Cr Tamisha Hodder*
- *Cr Robert Grinham*
- *Cr Percy Lawson*
- *Cr Gail Trenfield*
- *Cr Gregory Payne*

The members of the Finance Committee at its Meeting held on 29 June 2018 elected Cr Gail Trenfield as the Presiding Member and Cr Robert Grinham as Deputy Presiding Member.

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

2. RECORD OF ATTENDANCE/APOLOGIES

MEMBERS

STAFF

GUESTS

OBSERVERS

APOLOGIES

3. DISCLOSURE OF INTERESTS

Disclosures of interest made before the Meeting

4. CONFIRMATION OF MINUTES OF THE FINANCE COMMITTEE

Background

Minutes of the Finance Committee held on 27 July 2018 have previously been circulated to all Councillors..

Voting Requirements

Simple majority

OFFICER RECOMMENDATION

Minutes of the Finance Committee Meeting

That the minutes of the Finance Committee meeting held on 27 July 2018 as circulated be confirmed as a true and correct record of proceedings.

Moved:

Seconded:

Motion put and carried/lost

5. BUSINESS AS NOTIFIED

5.1 Report on 2019-20 Preliminary Draft Annual Budget

Author:	Dominic Carbone
Interest Declared:	No interest to disclose
Date:	16 June 2019
Attachments	Preliminary Draft Annual Budget 2019-20 Work Sheets

Matter for Consideration

That the finance committee give consideration to the Preliminary Draft Annual Budget that excludes the surplus/deficit to be carried forward and recommend accordingly to Council for endorsement.

Background

Council is in the process of preparing the 2019-20 Annual Budget.

Statutory Environment

Local Government Act 1995

Section 6.2 Local Government to prepare Annual Budget.

Strategic Implications

The 2019-20 Preliminary Draft Annual Budget has taken into account the needs detailed in the Shire's Strategic Community Plan (SCP), the Corporate Business Plan (CBP), and the Long Term Financial Plan (LTFP) when determining items for inclusion in the proposed budget.

Comment

Attached is a draft of the 2019-20 Preliminary Annual Budget comprising of the Rate Setting Statement and detailed worksheets for the Finance Committee consideration.

In preparing the Budget worksheets, external and internal influences have been taken into account as well as a review of the Shire's operations and services to be provided. The Shire introduced new services like the Art Centre, Sports Complex, Men's Shed and Rifle Range and increasing the revenue sources of the Caravan Park.

Please note that the surplus for the 2019-20 financial year is yet to be incorporated and is estimated \$997,220 in order to balance the 2019-20 Budget.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION

Report on the 2019-20 Draft Annual Budget

That the Finance Committee recommends to Council that the items of revenue and expenditure detailed in the work sheets attached to this report be incorporated in the 2019-20 Draft Annual Budget with the following amendments:

Moved:

Seconded:

Motion put and carried/lost

5.2 Differential Rating 2019/ 20 Proposed Rates and Minimums and Objects and Reasons

Author:	Dominic Carbone
Interest Declared:	No interest to disclose
Date:	16 June 2019
Attachments	Shire of Yalgoo Rating Methodology and it's Differential Rating Model for 2019-2020

Matter for Consideration

Determination of the rate in the dollar and the minimum rates of the various differential rating categories for the 2019/20 financial year and the advertising for the Shire's intention to impose.

Background

The Valuer General's Office (Landgate) provides Council with a rateable value for each rateable property within the Shire. Properties located in the townships of Yalgoo and Paynes Find are valued based on a gross rental value (GRV). Pastoral/rural, mining and exploration/prospecting are valued based on unimproved value (UV). Council will then set a "rate in the dollar" (RID) and minimum rate.

The rateable value (as advised by the Valuer General's Office) is multiplied by the rate in the dollar to produce the annual rates to be charged to the property. If this value is less than the minimum rate value agreed by Council, then the ratepayer will be charged the minimum rate value.

In June 2018 Council reviewed and adopted the Objects and Reasons for the differential rating categories in the Shire of Yalgoo.

The annual differential rating proposal is to be advertised for public comment for a period of 21 days prior to its adoption by Council. Submissions from ratepayers and electors are to be invited and if any submissions are received, Council is required to consider them and decide whether to impose the proposed rates and minimum with or without modification.

If a Local Government has a differential rate that is more than twice the lowest differential rate imposed, approval from the Minister for Local Government must be obtained before the rates are formally adopted by Council.

Once Council has advertised for the required time, processed any submissions from ratepayers and Ministerial approval has been granted, Council can then adopt the Annual Budget on or prior to 31 August of each calendar year.

Statutory Environment

Local Government Act 1995

- s.6.32 – States that a local government, in order to make up the budget deficiency, is to impose a general rate on rateable land that may be imposed uniformly or differentially.
- s.6.33(1) – Provides that a local government may impose differential general rates according to a number of characteristics.
- s.6.33(3) – States that a local government cannot, without the approval of the Minister, impose a differential general rate that is more than twice the lowest differential general rate imposed.
- s.6.34 – States that a local government cannot without the approval of the Minister raise an amount of general rates that exceeds 110% of the budget deficiency or is less than 90% of the budget deficiency.
- s.6.35 – States a local government may impose a minimum rate that is greater than the general rate that would be applied for the land and outlines the requirements for this minimum rate.

- s.6.36 – Requires that a local government before imposing any differential general rates provides at least 21 days local public notice of its intention to do so.

Strategic Implications

The Local Government is to ensure that it raises enough rates to generate the revenue required to fund its operating and capital expenditure commitments.

Rates Revenue as per the Long Term Financial Plan for the 2019-2020 financial year is estimated at \$2,337,598 based on a 6.0% increase over the previous year.

Policy Implications

- Policy 7.5 Rates Calculation – outlines the steps for staff to prepare a draft budget using Local Government Cost Index (LGCI).
- Policy 7.6 Preparation of Budget – outlines the steps and timetable leading to the adoption of the Budget.
- The Council adopted an increase rate in the dollar as part of the Long Term Financial Plan

Financial Implications

After taking into consideration all other sources of income, Council is required to raise sufficient rates to meet its total expenditure commitments, however, it is allowed to adopt a budget that has a deficit or a surplus that doesn't exceed 10% plus or minus of its rates revenue.

Comment

Factors such as the growth of the Shire, need for additional resources to meet growth demands, the rising cost of labour and materials, previous rate increases approved, and a perception of the affordability of a reasonable rate increase are some of the factors taken into account when considering the percentage by which rates in the dollar and minimum rates are recommended to be increased.

Section 6.33 of the Local Government Act 1995 allows Local Governments to impose differential general rates to shift the revenue raising effort to certain sectors of the Community to maintain equity based on the level of services provided by the Shire. The differential land use rating adopted by the Shire allow it to impose different rates in the dollar and minimums for the following categories.

Gross Rental Value (GRV):

Town Improved - Consists of properties located within the townsite boundaries with a predominately residential, commercial and industrial use. This category is considered by Council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on Shire services and infrastructure.

Townsite Vacant - Consists of vacant properties located within the townsite boundaries that are vacant (no residential, commercial or industrial structures built on the land). The rate in the dollar is the same as the Town Improved category however the minimum rate is higher in order to encourage landowners to undertake development.

Unimproved Value (UV)

Pastoral/Rural - This rating applies to all pastoral leases and land with a predominately rural land use. The proposed rate is comparatively lower when compared to the mining/mining tenement and

exploration/prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the Shire services and infrastructure.

Mining/Mining Tenement - This category applies to all mining leases located within the Shire. The proposed rate is comparatively higher when compared to the pastoral/rural category on the basis that mining operations require additional ongoing maintenance of the roads network that service this land use, along with additional costs associated with the administration of mining tenements.

Exploration/Prospecting - This rating category applies to exploration, prospecting and other general purpose leases located in the Shire. The proposed rate is comparatively higher when compared to the pastoral/rural category and lower than the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the administration of exploration and prospecting leases and the Shire wishes to encourage exploration.

The objects and reasons for each of the rating categories have been reviewed in relation to the Shire's Local Planning Scheme which states the objectives of the various zones. The objects and reasons have been reviewed with no changes made.

The table below details the rate in the dollar and minimum imposed by the Shire in the 2019-20 financial year for each differential rating category and compares them against other surrounding Local Governments.

Categories		Shire of Yalgoo 2018/19	Shire of Cue 2018/19	Shire of Morawa 2018/19	Shire of Mt Magnet 2018/19
Differential General Rate		Rate in \$	Rate in \$	Rate in \$	Rate in \$
GRV	Townsites Improved	0.0767827	0.1062	0.077145	0.106261
GRV	Townsites Vacant	0.0767827	0.1062	--	--
UV	Pastoral/Rural	0.0677242	0.0843	0.023481	0.070348
UV	Mining/Mining Tenement	0.37430250	0.3100	0.295185	0.328689
UV	Exploration/Prospecting	0.19882530	--	--	0.328689
Mininum Rate		Per Annum	Per Annum	Per Annum	Per Annum
GRV	Townsites Improved	\$280.00	\$451.00	\$296.00	\$450.00
GRV	Townsites Vacant	\$620.00	\$451.00	--	--
UV	Pastoral/Rural	\$280.00	\$451.00	\$296.00	\$450.00
UV	Mining/Mining Tenement	\$280.00	\$451.00	\$668.00	\$450.00
UV	Exploration/Prospecting	\$280.00	\$451.00	--	\$450.00

When adopting the 2016-17 Annual Budget advice was received from the Legislation Officer, Department of Local Government and Communities (DLGC) that the proposed rates in the dollar to be imposed by the Shire, were regarded to be to high in particular for the categories Exploration and Prospecting and Mining Tenements from which 95% of the rates revenue is derived.

The table below details the rates in the dollar imposed for 2018-19 and proposed for the 2019-20. The rates revenue will increase by an estimated \$243,968 resulting from an increase in valuations.

Rate in \$	Number of Properties	Rateable Value \$	2018-19 Budgeted Total Revenue \$
0.07678270	35	356,986	27,410
0.07678270	0	0	0
0.06772420	20	734,908	49,771
0.37430250	146	4,154,367	1,554,990
0.19882530	104	590,193	117,345
	305	5,836,454	1,749,517
Minimum \$			
280	3	9,067	840
620	10	1,240	6,200
280	3	4,573	840
280	20	9,854	5,600
280	77	57,865	21,560
	113	82,599	35,040
	418	5,919,053	0
			1,784,557
			0
			0
			1,784,557

OPTION 1						2018-19 % TO	2019-20 % TO	DECREASE/INCREASE RATES LEVIED	% MOVEMENT	NATURAL GROWTH IN VALUATIONS
RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018-19 Budgeted Total Revenue \$		TOTAL RATES LEVIED	TOTAL RATES LEVIED			
RATE IN \$ FOR GRV AND UV AND FOR MINIMUMS AS PER 2018-19 OR ZERO INCREASE										
Differential General Rate										
GRV Town sites Improved	0.07678270	35	297,841	22,869		1.5%	1.1%	(4,541)	-16.6%	(59,145)
GRV Town sites Improved Vacant	0.07678270	0	0	0		0.0%	0.0%	0	0.0%	0
UV Pastoral / Rural	0.06772420	22	848,888	57,490		2.8%	2.8%	7,719	15.5%	113,980
UV Mining / Mining Tenements	0.37430250	148	4,744,310	1,775,807		87.1%	87.7%	220,817	14.2%	589,943
UV Exploration and Prospecting	0.19882530	123	668,626	132,940		6.6%	6.6%	15,594	13.3%	78,433
Sub-Totals		328	6,559,665	1,989,106						
Minimum Payment \$										
GRV Town sites Improved	280	8	14,070	2,240		0.0%	0.1%	1,400	166.7%	5,003
GRV Town sites Improved Vacant	620	10	1,240	6,200		0.3%	0.3%	0	0.0%	0
UV Pastoral / Rural	280	3	4,573	840		0.0%	0.0%	0	0.0%	0
UV Mining / Mining Tenements	280	21	12,283	5,880		0.3%	0.3%	280	5.0%	2,429
UV Exploration and Prospecting	280	77	57,596	21,560		1.2%	1.1%	0	0.0%	(269)
Sub-Totals		119	89,762	36,720						
Discounts		447	6,649,427	0						
Total Amount Raised from General Rate				2,025,826						
Interim Rating				0						
Specified Area Rates				0						
Total Rates				2,025,826		100.0%	100.0%	241,269	2	730,374

**SHIRE OF YALGOO RATES
MODELLING FOR 2019-20**

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018-19 Budgeted Total Revenue \$
Differential General Rate				
GRV Town sites Improved	0.07678 270	35	356,986	27,410
GRV Town sites Improved Vacant	0.07678 270	0	0	0
UV Pastoral / Rural	0.06772 420	20	734,908	49,771
UV Mining / Mining Tenements	0.37430 250	146	4,154,367	1,554,990
UV Exploration and Prospecting	0.19882 530	104	590,193	117,345
Sub-Totals		305	5,836,454	1,749,517
Minimum Payment	Minimum \$			
GRV Town sites Improved	280	3	9,067	840
GRV Town sites Improved Vacant	620	10	1,240	6,200
UV Pastoral / Rural	280	3	4,573	840
UV Mining / Mining Tenements	280	20	9,854	5,600
UV Exploration and Prospecting	280	77	57,865	21,560
Sub-Totals		113	82,599	35,040
Discounts		418	5,919,053	0
Total Amount Raised from General Rate				1,784,557
Interim Rating				0
Specified Area Rates				0
Total Rates				1,784,557

OPTION 2

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018-19 Budgeted Total Revenue \$	2018-19 % TO TOTAL RATES LEVIED	2019-20 % TO TOTAL RATES LEVIED	DECREASE/INCREASE RATES LEVIED	% MOVEMENT	NATURAL GROWTH IN VALUATIONS
RATE IN \$ FOR GRV AND UV PASTORAL /RURAL INCREASE BY 2 % ,UV MINING AND EXPLORATION REMAIN THE SAME AS 2018-19 AND FOR MINIMUMS INCREASE TO \$290 WITH GRV TOWNSITE VACANT REMAINING THE SAME AS 2018-19 AT \$620									
Differential General Rate									
GRV Town sites Improved	0.07831 840	33	290,457	22,748	1.5%	1.1%	(4,662)	-17.0%	(66,529)
GRV Town sites Improved Vacant	0.07831 840	0	0	0	0.0%	0.0%	0	0.0%	0
UV Pastoral / Rural	0.06907 870	22	848,888	58,640	2.8%	2.9%	8,869	17.8%	113,980
UV Mining / Mining Tenements	0.37430 250	148	4,744,310	1,775,807	87.1%	87.5%	220,817	14.2%	589,943
UV Exploration and Prospecting	0.19882 530	123	668,626	132,940	6.6%	6.6%	15,594	13.3%	78,433
Sub-Totals		326	6,552,281	1,990,135					
Minimum Payment	Minimum \$								
GRV Town sites Improved	290	10	21,454	2,900	0.0%	0.1%	2,060	245.2%	12,387
GRV Town sites Improved Vacant	620	10	1,240	6,200	0.3%	0.3%	0	0.0%	0
UV Pastoral / Rural	290	3	4,573	870	0.0%	0.0%	30	3.6%	0
UV Mining / Mining Tenements	290	21	12,283	6,090	0.3%	0.3%	490	8.8%	2,429
UV Exploration and Prospecting	290	77	57,596	22,330	1.2%	1.1%	770	3.6%	(269)
Sub-Totals		121	97,146	38,390					
Discounts		447	6,649,427	0					
Total Amount Raised from General Rate				2,028,525					
Interim Rating				0					
Specified Area Rates				0					
Total Rates				2,028,525	100.0%	100.0%	243,968	3	730,374

SHIRE OF YALGOO RATES MODELLING FOR 2019-20

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018-19 Budgeted Total Revenue \$
Differential General Rate				
GRV Town sites Improved	0.07678 270	35	356,986	27,410
GRV Town sites Improved Vacant	0.07678 270	0	0	0
UV Pastoral / Rural	0.06772 420	20	734,908	49,771
UV Mining / Mining Tenements	0.37430 250	146	4,154,367	1,554,990
UV Exploration and Prospecting	0.19882 530	104	590,193	117,345
Sub-Totals		305	5,836,454	1,749,517
Minimum Payment \$				
GRV Town sites Improved	280	3	9,067	840
GRV Town sites Improved Vacant	620	10	1,240	6,200
UV Pastoral / Rural	280	3	4,573	840
UV Mining / Mining Tenements	280	20	9,854	5,600
UV Exploration and Prospecting	280	77	57,865	21,560
Sub-Totals		113	82,599	35,040
Discounts		418	5,919,053	0
Total Amount Raised from General Rate				1,784,557
Interim Rating				0
Specified Area Rates				0
Total Rates				1,784,557

OPTION 3

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018-19 Budgeted Total Revenue \$
RATE IN \$ FOR GRV AND UV PASTORAL /RURAL INCREASE BY 3% ,UV MINING AND EXPLORATION REMAIN THE SAME AS 2018-19 AND FOR MINIMUMS INCREASE TO \$290 WITH GRV TOWNSITE VACANT REMAINING THE SAME AS 2018-19 AT \$620				
Differential General Rate				
GRV Town sites Improved	0.07908 620	35	297,841	23,555
GRV Town sites Improved Vacant	0.07908 620	0	0	0
UV Pastoral / Rural	0.06975 590	22	848,888	59,215
UV Mining / Mining Tenements	0.37430 250	148	4,744,310	1,775,807
UV Exploration and Prospecting	0.19882 530	123	668,626	132,940
Sub-Totals		328	6,559,665	1,991,517
Minimum Payment \$				
GRV Town sites Improved	290	8	14,070	2,320
GRV Town sites Improved Vacant	620	10	1,240	6,200
UV Pastoral / Rural	290	3	4,573	870
UV Mining / Mining Tenements	290	21	12,283	6,090
UV Exploration and Prospecting	290	77	57,596	22,330
Sub-Totals		119	89,762	37,810
Discounts		447	6,649,427	0
Total Amount Raised from General Rate				2,029,327
Interim Rating				0
Specified Area Rates				0
Total Rates				2,029,327

2018-19 % TO TOTAL RATES LEVIED	2019-20 % TO TOTAL RATES LEVIED	DECREASE/INCREASE RATES LEVIED	% MOVEMENT	NATURAL GROWTH IN VALUATIONS
1.5%	1.2%	(3,855)	-14.1%	(59,145)
0.0%	0.0%	0	0.0%	0
2.8%	2.9%	9,444	19.0%	113,980
87.1%	87.5%	220,817	14.2%	589,943
6.6%	6.6%	15,594	13.3%	78,433
0.0%	0.1%	1,480	176.2%	5,003
0.3%	0.3%	0	0.0%	0
0.0%	0.0%	30	3.6%	0
0.3%	0.3%	490	8.8%	2,429
1.2%	1.1%	770	3.6%	(269)
100.0%	100.0%	244,770	2	730,374

The options detailed above falls short of achieving the Long Term Financial Plan estimated rates revenue yield of \$2,337,598 with a proposed rate increase of 6.0%. On that basis it is recommended that Council give consideration to option 2 for determining the following rates in the dollar and the minimum rates for the various differential rating categories for the 2019-20 financial year and advertise accordingly.

Differential General Rate	Rate in the \$	Minimum Payment	Minimum \$
GRV – Townsite Improved	0.07831840	GRV – Townsite Improved	290
GRV – Townsite Vacant	0.07831840	GRV – Townsite Vacant	620
UV – Pastoral / Rural	0.06907870	UV – Pastoral / Rural	290
UV – Mining / Mining Tenement	0.37430250	UV – Mining / Mining Tenement	290
UV – Exploration / Prospecting	0.19882530	UV – Exploration / Prospecting	290

It is proposed that the differential general rates and minimum payments for each of the differential rate categories be advertised on Wednesday 3 July 2019 and an invitation for submissions be for a period of 21 days closing on Monday 29 July 2019 at 4:00 pm. The advertisement to include the time and place where the Shire of Yalgoo Rating Methodology and its Differential Rating Models describing the objects and reasons for the 2019-2020 Financial Year may be inspected and be available on the Shire's website.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION

Differential Rating 2019/2020 – Proposed Rates and Minimums

The Finance Committee recommends to Council that:

1. Advertise the intention to impose the following differential general rates and minimum payments applying to each of the differential rate categories in accordance with Section 6.36 of the Local Government Act 1995 be placed in the Geraldton Guardian newspaper and the Bulldust.

Differential General Rate	Rate in the \$	Minimum Payment	Minimum \$
GRV – Townsite Improved	0.07831840	GRV – Townsite Improved	290
GRV – Townsite Vacant	0.07831840	GRV – Townsite Vacant	620
UV – Pastoral / Rural	0.06907870	UV – Pastoral / Rural	290
UV – Mining / Mining Tenement	0.37430250	UV – Mining / Mining Tenement	290
UV – Exploration / Prospecting	0.19882530	UV – Exploration / Prospecting	290

2. That the advertisement in (1) above also provide for an invitation for submissions to be made by an elector or a ratepayer for a period of 21 days closing at 4:00 pm on Monday 29 July 2019 and detail

the time and place where the Shire of Yalgoo Rating Methodology and its Differential Rating Model may be inspected and a copy be placed on the Shire's website.

3. That all rural/pastoral ratepayers be provided with a copy of the Shire of Yalgoo Rating Methodology and its Differential Rating Model and be invited to make submissions.
4. That Council adopts the Objects and Reasons for the following differential rating categories;
 - Town Improved- consists of properties located within the townsite boundaries with a predominate residential, commercial and industrial use. This category is considered by council to be the base rate by which all other GRV properties are assessed and have a different demand and requirement on shire services and infrastructure.
 - Townsite Vacant – Consists of vacant properties located within the townsite boundaries that are vacant (no residential commercial or industrial structures built on the land) The rate in the dollar is the same as the Town Improved category however the minimum rate is higher in order to encourage landowners to undertake development.
 - Pastoral/Rural- this rating applies to all pastoral leases and land with a predominate rural land use. The proposed rate is comparatively lower when compared to the mining/mining tenement and exploration / prospecting categories on the basis that the pastoral industry has minimum impact or requirement on the shire services and infrastructure.
 - Mining/ Mining Tenement- this category applies to all mining leases located within the shire. The proposed rate is comparatively higher when compared to the pastoral/rural category on the basis that mining operations require additional ongoing maintenance of the roads network that services this land use along with additional costs associated with the administration of mining tenements.
 - Exploration / Prospecting – This rating category applies to exploration, prospecting and other general purpose leases located within the shire. The proposed rate is comparatively higher when compared to the pastoral/rural category and lower than the mining tenement category on the basis that the mining operations require additional and ongoing maintenance of the road network that services the land use, the additional cost associated with the administration of exploration and prospecting leases and the shire wishes to encourage exploration.

Moved:

Seconded:

Motion put and carried

6. URGENT BUSINESS

7. MEETING CLOSURE