



AGENDA
FOR THE
SPECIAL MEETING OF COUNCIL
TO BE HELD IN
THE COUNCIL CHAMBERS, YALGOO
ON MONDAY, 6 JULY 2020
COMMENCING 10.00 AM



SHIRE OF YALGOO

NOTICE OF SPECIAL MEETING OF COUNCIL

THE SPECIAL MEETING OF COUNCIL WILL BE HELD IN THE COUNCIL CHAMBERS, YALGOO ON MONDAY, 6 JULY 2020 COMMENCING AT 10.00 AM.

John Read
Acting Chief Executive Officer



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Agenda for the Special Meeting of the Yalgoo Shire Council,
To be held in the Council Chambers, Yalgoo
On Monday, 6 July 2020 commencing at 10.00 am.

PLEASE TURN OFF ALL MOBILE PHONES PRIOR TO THE COMMENCEMENT OF THE MEETING

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

MEMBERS

STAFF

GUESTS

OBSERVERS

LEAVE OF
ABSENCE

APOLOGIES

3. DISCLOSURE OF INTERESTS

Disclosures of interest made before the Meeting.

4. PUBLIC QUESTION TIME

4.1 QUESTIONS TAKEN ON NOTICE

4.2 QUESTIONS TAKEN WITHOUT NOTICE

5. BUSINESS AS NOTIFIED

5.1 Purpose of Meeting

The purpose of this meeting is to adopt the following;

- Shire of Yalgoo 2020-2021 Preliminary Draft Budget
- Differential Rating 2020/21 Proposed Rates and Minimums and Objects and Reasons

5.2 Report on 2020-21 Preliminary Draft Annual Budget

| | |
|--------------------|--|
| Author: | Dominic Carbone |
| Interest Declared: | No interest to disclose |
| Date: | 18 June 2020 |
| Attachments | Preliminary Draft Annual Budget 2020-21 Work Sheet |

Matter for Consideration

That Council give consideration to the Preliminary Draft Annual Budget that excludes the surplus/deficit to be carried forward.

Background

Council is in the process of preparing the 2020-21 Annual Budget and at its meeting held on Friday 26 June 2020 gave consideration to the 2020-21 Preliminary Draft Annual Budget and adopted the following resolution

OFFICER RECOMMENDATION / COUNCIL DECISION

C2020-0607 Report on the 2020-21 Draft Annual Budget

“That the items of revenue and expenditure detailed in the work sheets attached to this report be incorporated in the 2020-21 Draft Annual Budget with the following amendments:

Provision be made in the budget for improved street lighting and CCTV security cameras in Yalgoo town site, improvements be made to the public facilities at the Yalgoo cemetery including water and toilets available and provision also be made for the funding of a second Nurse at the Yalgoo Nursing Post.

The Manager of Community Wellbeing, Arts & Culture report to the July meeting of Council a breakdown of the \$50,000 budget for the next Emu Festival.”

Statutory Environment

*Local Government Act 1995
Section 6.2 Local Government to prepare Annual Budget.*

Strategic Implications

The 2020-21 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

The Shire has received notification from the Minister for Local Government that its application to include a new differential rating category has been approved and the 2020-21 Preliminary Draft Annual Budget has been amended accordingly in relation to the proposed rates to be levied in the 2020-21 financial year amounting to \$2,654,309 instead of \$2,189,438 as previously stated an increase of \$464,871.

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 2020-21 financial year is yet to be incorporated and is estimated \$2,122,872 instead of \$2,584,443 in order to balance the 2020-21 Budget.

Voting Requirements

Simple Majority

OFFICER RECOMMENDATION

Report on the 2020-21 Draft Annual Budget

That the revised revenue and expenditure detailed in the work sheets attached to this report be incorporated in the 2020-21 Draft Annual Budget.

Moved:

Seconded:

Motion put and carried/lost

5.3 Differential Rating 2020/21 Proposed Rates and Minimums and Objects and Reasons

| | |
|--------------------|---|
| Author: | Dominic Carbone |
| Interest Declared: | No interest to disclose |
| Date: | 18 June 2020 |
| Attachments | Letter from the Department of Local Government and Communities Shire of Yalgoo Rating Methodology and it's Differential Rating Model for 2020-2021 |

Matter for Consideration

Determination of the rate in the dollar and the minimum rates of the various differential rating categories for the 2020/21 financial year and the advertising for the Shire's intention to impose, inclusive of the new differential rating category, Mining Infrastructure.

Background

Council at its meeting held on Friday 26 June 2020 resolved to adopt the following

C2020-0608 Differential Rating 2020/21 Proposed Rates and Minimums and Objects and Reasons

"That Council

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 | 290 |
| 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 Wednesday 24 July 2020 and detail the time and place where the Shire of Yalgoo Rating Methodology and it's 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 and the minimum rate is the same as the Town Improved category as per Council resolution on 26 June 2020.*

- *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.”*

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 2019 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 2020-2021 financial year is estimated at \$2,459,153 based on a 5.20% increase over the previous year.

Policy Implications

- 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

The Shire received Ministerial approval for the inclusion of a new differential rating category "Mining Infrastructure and accordingly Council is requested to review and adopt the objects and reasons and advertise the proposed differential rates in the dollar and minimums.

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 can 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 and minimum is the same as the Town Improved category.

Mining Infrastructure – Consists of particular improvements such as accommodation, recreation and administrative facilities, associated buildings and maintenance workshops that are erected permanently. The object of the GRV rates associated with mining is to ensure that mining operators contribute to the maintenance of the Shire's assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory

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 2019/20 | Shire of Cue 2019/20 | Shire of Morawa 2019/20 | Shire of Mt Magnet 2019/20 |
|---------------------------|-------------------------|----------------------------|-------------------------|-------------------------------|----------------------------------|
| Differential General Rate | | Rate in \$ | Rate in \$ | Rate in \$ | Rate in \$ |
| GRV | Townsites Improved | 0.07831840 | 0.1062 | 0.078919 | 0.108386 |
| GRV | Townsites Vacant | 0.07831840 | 0.1062 | -- | -- |
| UV | Pastoral/Rural | 0.06907870 | 0.0843 | 0.022815 | 0.071755 |
| UV | Mining/Mining Tenement | 0.37430250 | 0.3000 | 0.301974 | 0.335263 |
| UV | Exploration/Prospecting | 0.19882530 | -- | -- | 0.335263 |
| Minimum Rate | | Per Annum | Per Annum | Per Annum | Per Annum |
| GRV | Townsites Improved | \$290.00 | \$451.00 | \$303.00 | \$455.00 |
| GRV | Townsites Vacant | \$620.00 | \$451.00 | -- | -- |
| UV | Pastoral/Rural | \$290.00 | \$451.00 | \$303.00 | \$455.00 |
| UV | Mining/Mining Tenement | \$290.00 | \$451.00 | \$683.00 | \$455.00 |
| UV | Exploration/Prospecting | \$290.00 | \$451.00 | -- | \$455.00 |

The table below details the rates in the dollar imposed for 2019-20 and proposed for the 2020-21. The rates revenue will increase by an estimated \$623,283 resulting from an increase in valuations and introduction of a new differential rating category, Mining Infrastructure and a reduction in the rate in the dollar for mining / mining tenements .

SHIRE OF YALGOO RATES MODELLING FOR 2020-21

| RATE TYPE | Rate in \$ | Number of Properties | Rateable Value \$ | 2019-20 Budgeted Total Revenue \$ |
|--|-------------------|----------------------|-------------------|-----------------------------------|
| Differential General Rate | | | | |
| GRV Town sites Improved | 0.07831840 | 31 | 254,360 | 22,748 |
| GRV Town sites Improved Vacant | 0.07831840 | 0 | 0 | 0 |
| UV Pastoral / Rural | 0.06907870 | 22 | 648,989 | 58,640 |
| UV Mining / Mining Tenements | 0.37430250 | 148 | 4,744,310 | 1,775,807 |
| UV Exploration and Prospecting | 0.19882530 | 123 | 668,626 | 132,940 |
| Sub-Totals | | 326 | 6,552,285 | 1,990,135 |
| Minimum Payment | Minimum \$ | | | |
| GRV Town sites Improved | 290 | 10 | 4,454 | 2,900 |
| 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 | 57,598 | 22,330 |
| Sub-Totals | | 121 | 97,148 | 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 |

| RATE TYPE | Rate in \$ | Number of Properties | Rateable Value \$ | 2020-21 Budgeted Total Revenue \$ | 2019-20 % TO TOTAL RATES LEVIED | 2020-21 % TO TOTAL RATES LEVIED | DECREASE/INCREASE RATES LEVIED | % MOVEMENT | NATURAL GROWTH IN VALUATIONS |
|--|-------------------|----------------------|-------------------|-----------------------------------|---------------------------------|---------------------------------|--------------------------------|------------|------------------------------|
| RATE IN \$ FOR GRV AND UV AND FOR MINIMUMS AS PER 2019-20 EXCEPT FOR NEW CATEGORY OF GRV MINING INFRASTRUCTURE RATE IN THE DOLLAR 0.2975 CENTS AND UV MINING/MINING TENEMENTS DECREASE IN THE RATE IN THE DOLLAR TO 0.32 CENTS | | | | | | | | | |
| Differential General Rate | | | | | | | | | |
| GRV Town sites Improved | 0.07831840 | 31 | 254,360 | 19,924 | 1.1% | 0.8% | (2,824) | -12.4% | (36,067) |
| GRV Town sites Improved Vacant | 0.07831840 | 0 | 0 | 0 | 0.0% | 0.0% | 0 | 0.0% | 0 |
| GRV Mining Infrastructure | 0.29750000 | 5 | 2,507,000 | 745,833 | 0.0% | 28.1% | 745,833 | 0.0% | 2,507,000 |
| UV Pastoral / Rural | 0.06907870 | 21 | 949,744 | 65,607 | 2.9% | 2.5% | 6,967 | 11.9% | 100,956 |
| UV Mining / Mining Tenements | 0.32000000 | 147 | 5,132,873 | 1,642,519 | 87.3% | 61.9% | (133,288) | -7.5% | 388,563 |
| UV Exploration and Prospecting | 0.19882530 | 115 | 673,182 | 133,846 | 6.8% | 5.0% | 906 | 0.7% | 4,556 |
| Sub-Totals | | 319 | 9,517,189 | 2,607,729 | | | | | |
| Minimum Payment | Minimum \$ | | | | | | | | |
| GRV Town sites Improved | 290 | 5 | 15,224 | 1,450 | 0.1% | 0.1% | (1,450) | -50.0% | (5,290) |
| GRV Town sites Improved Vacant | 290 | 10 | 1,240 | 2,900 | 0.3% | 0.1% | (3,300) | -53.2% | 0 |
| UV Pastoral / Rural | 290 | 13 | 29,454 | 3,770 | 0.0% | 0.1% | 2,900 | 333.3% | 18,981 |
| UV Mining / Mining Tenements | 290 | 48 | 32,258 | 13,920 | 0.3% | 0.5% | 7,830 | 128.6% | 19,975 |
| UV Exploration and Prospecting | 290 | 76 | 57,522 | 22,040 | 1.1% | 0.8% | (290) | -1.3% | (74) |
| Sub-Totals | | 152 | 130,698 | 44,080 | | | | | |
| Discounts | | 471 | 9,647,887 | 0 | | | | | |
| Total Amount Raised from General Rate | | | | 2,651,809 | | | | | |
| Interim Rating | | | | 0 | | | | | |
| Specified Area Rates | | | | 0 | | | | | |
| Total Rates | | | | 2,651,809 | 100.0% | 100.0% | 628,283 | 30.7% | 2,998,460 |

The option detailed above more than achieved the Long Term Financial Plan estimated rates revenue yield of \$2,459,153 with a proposed rate increase of 5.20%. The following rates in the dollar and the minimum rates for the various differential rating categories for the 2020-21 financial year are recommended and to be advertised 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 | 290 |
| GRV – Mining Infrastructure | 0.29750000 | UV – Pastoral / Rural | 290 |
| UV – Pastoral / Rural | 0.06907870 | UV – Mining / Mining Tenement | 290 |
| UV – Mining / Mining Tenement | 0.32000000 | UV – Exploration / Prospecting | 290 |
| UV – Exploration / Prospecting | 0.19882530 | | |

It is proposed that the differential general rates and minimum payments for each of the differential rate categories be advertised on Friday 10 July 2020 and an invitation for submissions be for a period of 21 days closing on Monday 3 August 2020 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 2020-2021 Financial Year may be inspected and be available on the Shire's website.

Voting Requirements - Simple Majority

OFFICER RECOMMENDATION

Differential Rating 2020/21 Proposed Rates and Minimums and Objects and Reasons

That Council

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 | 290 |
| GRV – Mining Infrastructure | 0.29750000 | UV – Pastoral / Rural | 290 |
| UV – Pastoral / Rural | 0.06907870 | UV – Mining / Mining Tenement | 290 |
| UV – Mining / Mining Tenement | 0.32000000 | UV – Exploration / Prospecting | 290 |
| UV – Exploration / Prospecting | 0.19882530 | | |

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 3 August 2020 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 and minimum is the same as the Town Improved category.
 - **Mining Infrastructure -** Consists of particular improvements such as accommodation, recreation and administrative facilities, associated buildings and maintenance workshops that are erected permanently. The object of the GRV rates associated with mining is to ensure that mining operators contribute to the maintenance of the Shire’s assets and services to the extent that they use them and form a sector of ratepayers that essentially are transitory
 - **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:

Second:

Motion put and carried/lost:

6. MEETING CLOSURE

There being no further business, the President declared the Ordinary meeting closed at