



City of Perth

**Annual General Meeting of Electors
Minutes**

**15 January 2019
5.30pm
Council Chamber
Level 9
Council House**

APPROVED FOR RELEASE

**MURRAY JORGENSEN
CHIEF EXECUTIVE OFFICER**



City of Perth

**Annual General Meeting of Electors
Minutes**

**15 January 2019
5.30pm**

**Council Chamber
Level 9
Council House**

Present

Chair Commissioner Eric Lumsden
Commissioner Gaye McMath
Commissioner Andrew Hammond

Minutes to be confirmed at the next Ordinary Council meeting.

**THESE MINUTES ARE HEREBY CERTIFIED AS
CONFIRMED**

PRESIDING MEMBER'S SIGNATURE

DATE:-----

Minutes of the Annual General Meeting of Electors of the City of Perth held in the Council Chamber, Ninth Floor, Council House, 27 St Georges Terrace, Perth, on Tuesday, 15 January 2019.

Presiding: **Chair Commissioner, Eric Lumsden**

Commissioners in Attendance:

Commissioner Gaye McMath
Commissioner Andrew Hammond

Officers in Attendance:

Mr Jorgensen	Chief Executive Officer
Mr Mianich	Director Corporate Services
Mr Crosetta	Director Construction and Maintenance
Ms Moore	Director Community and Commercial Services
Mr Farley	Acting Director Planning and Development
Mr High	Acting Director Economic Development and Activation
Mr Ridgwell	Manager Governance
Ms Obern	Governance Officer

Observers:

Forty-four members of the public
Seven members of staff
Two members of the media

1. Declaration of Opening

5.30pm The Chair Commissioner declared the meeting open.

- Good evening Commissioners of the City of Perth, and distinguished guests.
- Firstly, I would like to respectfully acknowledge the Traditional Owners of the land on which this event is taking place today - the Whadjuk [wa-juk] Nyoongar people of Western Australia - and pay my respects to Elders past and present.
- Welcome to the City of Perth's 2018 Annual General Meeting of Electors, which I now declare open.
- It is my pleasure to introduce my fellow Commissioners: Deputy Chair Commissioner, Gaye McMath and Commissioner, Andrew Hammond.
- To our guests, please note you can find a copy of the City's 2017/18 Annual Report on the City of Perth website, for your perusal.
- This evening we will undertake a few formalities, including the receipt of the Annual Report and Financial Statements, followed by General Business, where members of the public are invited to ask questions from the floor or provide comments on the activities of the City.
- If you would like to ask a question in writing, you may complete the white form located just outside the Chambers and submit it to a staff member.

- First however, I'll commence the formalities by delivering my message from the Annual Report.

2. Chair Commissioner's Message

- My full foreword is included in the published document but I will take this opportunity to comment on a few highlights.
- The release of the annual report is a great opportunity to reflect on the achievements and challenges of the 2017/18 financial year.
- Issues facing the City of Perth led to the State Government suspending the Council and appointing Commissioners in March 2018; myself as Chair Commissioner, Deputy Chair Commissioner Gaye McMath and Commissioner Andrew Hammond.
- Our aim was, and still is, to continue the City's focus on delivering the best outcomes for ratepayers and the community.
- We must also embrace and be active in pursuing objectives from the City of Perth Act, from a whole of government perspective.
- This is an important, but clearly a fundamental role.
- Since the City of Perth Act came to effect in 2016, the City is formally recognised as the State's capital city local government authority.
- This means a greater responsibility not only to its ratepayers, but to the Western Australian community.
- Acknowledging this important role in tourism, business and economic development, the City of Perth has renewed its focus on enhancing Perth's liveability by stimulating economic activity, to achieve its vision for a vibrant, connected and progressive capital city.
- Positioning it as a global destination of choice, Perth has continued to score highly in liveability rankings over the past decade, maintaining its status as the seventh most liveable city in the world in 2017.
- The award-winning publication, Condé Nast, also recognised Perth as the second friendliest city in world.
- With an annual overall sponsorship and grants budget of \$4.7 million, the City of Perth continues to play its role in delivering harmony, vibrancy and economic activity in the CBD by supporting city community groups, businesses and events.
- Not only are we activating the city, we are doing our part in actively preserving our history.
- The City has adopted crucial measures to revitalise under-utilised heritage buildings by incentivising upgrades, particularly in the central city malls and the East End of the city.
- With many heritage buildings in Perth's retail heart, the City will offer significantly reduced rates to encourage owners of key under-utilised heritage sites to repair, upgrade and activate their buildings.
- The coming year is set to be a busy one.

- The City of Perth has launched into the new year with a sense of optimism and continued emphasis on strong governance, transparency and delivery of quality services to the City's stakeholders.
- Throughout the current financial year, the City will invest \$56.3 million in capital expenditure.
- Asset renewals, including parks and landscaping, roads, CCTV, public Wi-Fi and amenities, will receive \$13.8 million.
- A new parking system will be implemented and Smart Cities projects, involving electronic data collection to monitor and manage assets more efficiently, will be rolled out.
- I would like to thank everyone who works at the City of Perth for the valuable contribution they make to this city, for confidently reaffirming our commitment to service excellence for ratepayers, stakeholders and the community.
- As the City's Chair Commissioner, I am committed to ensuring all ratepayers and stakeholders are satisfied with the services and the responses the City provides.
- The City of Perth looks forward to delivering a continued high-quality service to the community in the coming years, and we thank you for your interest and attendance tonight.

3. 2017/18 Annual Report, Financial Statements and Auditor's Report

The Director Corporate Services provided an overview of the financial statements for the year ended 30 June 2018 and spoke on the following matters contained in the Annual Report.

- A copy of the 2017/18 Annual Financial Statements is included in the Annual Report.
- Revenue for the Financial Year was \$202.0m excluding capital grants and contributions.
- Revenue mix was as follows:

	2017/18	2016/17
Rates	44.3%	43.8%
Parking Revenue	36.7%	36.1%
Fines & Costs	4.3%	4.4%
Rubbish Collection Fees	4.2%	4.2%
Other Fees & Charges	4.5%	3.2%
Investment Income	2.7%	2.6%
Grants & Contributions	1.2%	1.4%
Other Income	2.1%	4.3%

- The number of rateable properties in the City grew to 18,734 of which 1,506 paid the minimum rate. The breakdown of property types was as follows:

Type	2017/18	2016/17
Commercial	2,512	2,466
Office	2,419	2,414
Residential	13,715	13,260
Vacant Land	88	82
	18,734	18,222

- Operating Expenditure for the year was \$191.6m.
- The City’s operating expenses included employee costs \$74.7m, parking levies paid to the State Government of \$17.6m and donations and sponsorships of \$4.7m.
- The net result for the year was a surplus of \$24.3m which included non-operating grants and subsidies of \$3.1m and contributed assets of \$6.9m.
- The balance sheet net assets decreased to \$1.25 billion for 2017/18 due mainly to a reduction in the asset revaluation reserve.
- The City’s cash reserves increased by \$7.2m to \$100.4m. The reserves figure included the asset enhancement reserve \$30.6m, parking facilities development reserve \$23.9m and the parking levy reserve \$21.27m.
- Fixed Asset additions for the year were \$41.5m.
- The City’s Fixed Assets were valued at over \$1.14 billion.
- The amount owing for rates debtors at the end of the year was \$709,923 which is 0.8% of rates revenue.
- The City had liabilities of \$12.6m for employee benefits at 30 June 2018 a \$1.1m increase from the previous year.
- The City had a net cash inflow of \$4.7m for the year.

5:47pm Commissioner Hammond departed the meeting and returned at 5:51pm.

4. General Business – Opportunity for questions

4.1 Question Time for the Public

4.1.1 Question from Ms Jackie McKay, 5/1 Shenton Street, Northbridge, WA, 6003.

Question:	Who do residents and shop owners go to in order to have the streetscape and lighting in Northbridge rectified?
Answer:	The Director Construction and Maintenance offered to meet with Ms McKay to identify and work through the problem areas.

4.1.2 Question from Mr Greg Johnson, 127 Hill Street, East Perth, WA, 6004.

Question:	<ul style="list-style-type: none"> i. Can the City provide an update on the implementation of the Wellington Square Improvement Strategy – when will the first component commence and what is estimated completion timeframe for the whole project? ii. Can the project be fast tracked, especially the toilet block, to avoid delays if there is a change of government at the next election and potentially a change of policy resulting the City going back to an election phase and the Commissioners, having completed their task and handed over to a Council who are not familiar with this case and may decide to change the strategy already in place?
Answer:	<ul style="list-style-type: none"> i. The Commissioners have identified the Wellington Square as a key priority for consideration to be implemented. Master planning is now complete and the project is moving from concept to delivery phase. Phasing will be over four years, down from five, commencing next financial year. Phase 1 includes pathways, children’s playground and basketball court. ii. The Commissioners are yet to consider the 2019/20 budget and will take Mr Johnson’s views on board. The desire is to finish the project as soon as practicable and not to extend.

4.1.3 Question from Mr Richard Sellers - Chair, East Perth Community Group, WA, 6004.

Question:	<ul style="list-style-type: none"> i. The \$100m in cash reserves. Do you have an upper band for that, and if so, what is it and what happens when it is reached? ii. What will be the effect in implementing the Parking Strategy on the income and expenditure for next year?
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Answer:	<p>i. The City doesn't have any imposed limits on total cash reserve holdings. Cash reserves did increase during the year. The \$21m held in the parking levy reserve account will be paid to the State Government early in the new financial year, so those funds will move out of the cash reserves. The other two reserves represent longer term capital type finding i.e. part of the asset enhancement reserve will be partly used to fund Wellington Square and the parking facilities enhancement reserve will be used to enhance the city's parking facilities.</p> <p>ii. Over the next 12 months the City will be reviewing the parking conditions with considerations by neighbourhood. The Administration will then work with the Commissioners on modelling changes and cost impact. It will be a fit for purpose by neighbourhood, not a blanket approach.</p>
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4.1.4 Question from Ms Liliana Djordjevic, Victoria Avenue, Perth, WA, 6000.

Question:	Expressed concern about the number of apartment buildings with short term accommodation which is not congruent with the level of enjoyment residents expect. Can the City's Policy on short term accommodation be communicated to owners so they are aware of their obligations?
Answer:	In 2007, a Special Residential (Serviced and Short Term Accommodation) Policy was implemented under City Planning Scheme No. 2. The Policy provides clear guidelines on short stay accommodation. This is also communicated on the City of Perth website. The Acting Director Planning and Development indicated he is happy to meet with Ms Djordjevic to discuss how to manage the situation in her building.

The Chair Commissioner announced that as there is a Special Council Meeting scheduled for 6:00pm, it is necessary to adjourn the Annual General Meeting (AGM), then open and adjourn the Special Council Meeting and reconvene the AGM.

Moved Commissioner Hammond, seconded Commissioner McMath

That Council ADJOURN the Annual General Meeting of Electors.

The motion was put and carried

The votes were recorded as follows:

For: Commissioners Lumsden, Hammond and McMath

Against: Nil

At 6.02pm the Chair Commissioner call the meeting to order.

Moved Commissioner Hammond, seconded Commissioner McMath

That Council RECONVENE the Annual General Meeting of Electors.

The motion was put and carried

The votes were recorded as follows:

For: Commissioners Lumsden, Hammond and McMath

Against: Nil

4.1 Question Time for the Public (continued)

4.1.5 Question from Mr Tony Ransom, 453 Murray Street, Perth, WA, 6000.

Question:	<ul style="list-style-type: none"> i. Is there consideration to open the short stretch of Wittenoom Street between Hill and Lord Streets as a two-way configuration? ii. How many trees will be removed in the Wellington Square redevelopment? iii. A two-unit block of flats has been approved on the corner of Wellington and Bennett Streets which has tall trees. If the corner was truncated with a taller building, that would help Wellington Square.
Answer:	<ul style="list-style-type: none"> i. The Acting Director Planning and Development will meet with Mr Ransom to discuss. ii. The City's Tree Policy strongly enforces retention of trees before development. At this stage and at concept stage there is no removal of trees at Wellington Square. iii. The Director of Construction and Maintenance will speak to Mr Ransom on this matter.

4.1.6 Question from William Walter, 90 Terrace Road, East Perth, WA, 6004.

Question:	<ul style="list-style-type: none"> i. Can you explain why we had to close one meeting and open another? ii. Expressed concerned with the increased level of homelessness, and associated problems, in the City. Is the City looking at the issue and taking action or hoping for the government to come to the party?
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Answer:	<p>i. The Special Council meeting was published to commence at 6:00pm and there is a legislative requirement to open a meeting at the published time. The process we just underwent was to open and adjourn that meeting until the conclusion of this meeting to meet our legislative obligations.</p> <p>ii. The Commissioners are aware of the homelessness issue and this requires a whole of government approach. It is not something the City alone can resolve. The issue has been raised with both the Premier and Minister for Local Government.</p> <p>Commissioner McMath chairs a joint piece of work with John Carey, Member for Perth, to take a State and Local Government approach in developing a long-term strategy to end homelessness in the next 10 years. The work done over the past 12 months has resulted in 40 actions which have been consulted with the broader care community with a view of coming back with a prioritisation of actions and decision making with respect to and resource allocation.</p> <p>The City has identified the services available for homeless people to access and is working with both the State Government and community groups to address the problem. The City is having significant input to a State Government homelessness strategy.</p>
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4.1.7 Question from Philip Owen, 22/190 Hay Street, East Perth, WA, 6004.

Question:	What is happening with the former Rod Evans Community Centre in Hay Street? It has been vacant for a number of years.
Answer:	Following a review, the services at the Rod Evans Community Centre were consolidated to the Citiplace Community Centre two years ago. At that time, an expression of interest went out for a group to take over the centre. That has not progressed. As a result of the City's planning strategy, land use by neighbourhood is being investigated and that area is part of the consideration as is the future, potential and short-term use.

4.2 Notice of Motions from the Public

4.2.1 Motion 1

Moved Mrs Jane Boxall, seconded Mr Tony Ransom

That Council:

- 1. Resolves to make an annual payment, in perpetuity, to the West Australian Ratepayers and Residents Association Incorporated;**
- 2. Such payment to be the same dollar for dollar amount as the subscription fee paid by this City to the West Australian Local Government Association (WALGA) in the applicable year; and**
- 3. Authorises the CEO to immediately implement this resolution.**

The motion was put and carried

4.2.2 Motion 2

Moved Mr Brian Langenber, seconded Mrs Jane Boxall

That the Commissioners explain the legislative authority they have to make major Planning decisions in their 'Caretaker' role.

The motion was put and carried

4.2.3 Motion 3

Moved Mr John Boxall, seconded Mr Geoff Robey

That Item 3.7 of the City of Perth parking bylaws be renumbered to item 3.7 (1) and that a new item 3.7 (2) be inserted as follows:

Where a property is single residential, a person may park on a driveway (clear of footpaths) if he or she is the owner or occupier of the property or is a person authorised by the occupier of those premises.

The motion was put and carried

4.2.4 Motion 4

Moved Dr Sue Graham-Taylor, seconded Ms Stephanie Robey

That Perth City Council:

- 1. Investigates problems associated with traffic, illegal parking, personal and property safety in the streets around the Blue Boatshed Crawley, including Kings Park Avenue, Park Avenue and Crawley Avenue, related in particular to the increase in tourist numbers in recent years;*
- 2. Prepares a report that indicates what the City is proposing to do to improve a situation where human safety and residents' well-being are at risk; and*
- 3. Ensures that any actions to be taken are discussed fully with the community before implementation.*

The motion was put and carried

5. Closure

6.37pm

The Chair Commissioner declared the meeting closed.