



City of **Perth**

Minutes

Electors General Meeting

3 May 2022

Approved for release

Michelle Reynolds

Chief Executive Officer

12 May 2022

Minutes to be confirmed at the next Ordinary Council Meeting

These minutes are hereby certified as confirmed.

Presiding member's signature _____

Date _____

Electors' General Meeting Procedure

Regulation 18 states that the procedure to be followed at a general meeting of electors' is to be determined by the Presiding Person at the meeting. In accordance with section 5.30 of the *Local Government Act 1995*, the Lord Mayor is to preside at the electors' meetings, and has determined the procedure to be followed as below:

1. All present are required to sign the attendance register upon entry to the Council Chamber, including name and address.
2. Speakers must be electors of the City of Perth.
3. The proceedings will be recorded for the purpose of production of minutes, and speakers are requested to use the lectern microphone when speaking.
4. No other audio-visual recordings are to be undertaken without permission from the Lord Mayor.
5. The order of proceedings will firstly be reference to these rules by the Lord Mayor followed by:
 - a. Declaration of opening and welcome
 - b. Apologies and members on leave of absence
 - c. Lord Mayor's message
 - d. 2019/20 Annual Report, Financial Statements and Auditor's Report
 - e. General business
 - f. Closure
6. During general business, questions, motions or statements may only relate to the matters that affect the local government and will be accepted at the discretion of the Lord Mayor.

Electors proposing motions to the meeting

7. Proposed motions must be submitted no later than 24 hours prior to the meeting. Forms are available on the City's website www.cityofperth.wa.gov.au
8. Motions from the floor may be ruled out of order at the discretion of the Lord Mayor.
9. The Lord Mayor will call for a mover and seconder for a motion.
10. No motion is open to debate until it has been seconded. Only one motion shall be received at a time.
11. Upon a motion being proposed, the Lord Mayor will call for speakers to address the meeting.
12. When addressing the meeting, a speaker is to:
 - a. Move to the lectern (unless able to do so due to sickness or a disability)
 - b. State their name and address
 - c. Address the meeting through the Lord Mayor
 - d. Limit the question/ statement to fact, not opinion or supposition
13. The mover of a motion has the right of reply and closes the debate.

Voting at the meeting

14. Once a motion has been moved and seconded, the Lord Mayor will ask for a vote on the motion from the electors.
15. Each Elector has one vote. An elector is not required to vote
16. Voting is determined by a show of hands.
17. A simple majority carries the vote.

Decisions made at the meeting

18. The decisions of this meeting are not binding on the City of Perth Council. All decisions made at the meeting will be presented to Council for its consideration at its next practicable meeting.
19. Minutes of this meeting will be available on the City's website as soon as practicable after the meeting and before the next Ordinary Council meeting.

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1. Declaration of Opening, Acknowledgement of Country/Prayer and Welcome

The Presiding Member declared the Electors General Meeting for the City of Perth open at 4.01pm.

The Presiding Member gave an Acknowledgement of Country:

I respectfully acknowledge the Traditional Owners of the land on which we meet, the Whadjuk Nyoongar people of Western Australia, and pay my respects to Elders past and present. It is a privilege to be standing on Whadjuk Nyoongar country.

The Chief Executive Officer recited a prayer:

Almighty God, under whose providence we hold responsibility for this City grant us wisdom to understand its present needs, foresight to anticipate its future growth, and grace to serve our fellow citizens with integrity and selfless devotion. And to Thee, be all blessing and glory forever. Amen.

2. Attendance

Elected Members in Attendance

Lord Mayor	Basil Zempilas (Presiding Member)
Deputy Lord Mayor	Di Bain
Councillors	Sandy Anghie (arrived 4.04pm)
	Clyde Bevan
	Brent Fleeton
	Rebecca Gordon
	Viktor Ko (arrived 4.04pm)
	Catherine Lezer

Officers in Attendance

Chief Executive Officer	Michelle Reynolds
General Manager Commercial Services	Steve Holden
General Manager Community Development	Kylie Johnson
General Manager Corporate Services	Melissa Murphy
General Manager Infrastructure and Operations	Allan Mason
General Manager Planning and Economic Development	Dale Page
Project Director Strategic Finance (CFO)	Michael Kent
Acting Alliance Manager Governance	Mieke Wevers
Governance Officer	Kait Hedley
Governance Officer	Caitlin Ferguson

Public Gallery

There were two members of the public in the gallery.

2.1 Apologies

Nil.

4.04pm Councillor Sandy Anghie and Councillor Viktor Ko arrived at the meeting during Item 2.2.

2.2 Approved Leave of Absence

Councillor Liam Gobbert (2 May 2022 to 6 May 2022 inclusive)

3. Lord Mayor's Message

At the commencement of his message the Lord Mayor explained that he would highlight the City's achievements in 2020/21 and the work that the City has been doing, and will continue to do, since that time.

"It's been an important time for the City of Perth following the election of a new Council to represent the City.

Since the 2020 election it has been a fresh new team, working hard, listening to the community and delivering for Perth ratepayers. Di Bain, Sandy Anghie, Catherine Lezer, Rebecca Gordon, Liam Gobbert, Brent Fleeton, Clyde Bevan and Dr Viktor Ko have started a job and continue to put our ratepayers first in every decision we make, every time.

In a fabulous endorsement of our new group's work, last October – the four Councillors who stood for re-election, Councillors Gobbert, Bevan, Fleeton and Ko were all re-elected.

There was no greater example of that when we fought for a one-off payment of \$25 million for the WACA aquatic facility and not carrying the ongoing lifetime costs.

We delivered on a promise of a zero percent rate increase and then matched it with no increases to parking.

As a Council we continue our fierce advocacy for more police in the City and for the State Government to fulfill its obligations in the area of homelessness. I am pleased to say we have seen significant progress in these areas – including an extra 175 police officers for the Perth City region and for the first time in this state's history, the appointment of a Homelessness Minister by the state government, acknowledging the significant need in this space.

I am immensely proud of Council's advocacy and action in this area and the opening of a Safe Night Space for Women and the trial of the Safe Night Shelter for men which led to the opening of the State Government facility at 300 Wellington Street.

Other achievements worth mentioning:

- *Regular monthly Town Hall Meetings, a chance for ratepayers to raise the issues most concerning them directly with Councillors.*
- *The opening of the award-winning Wellington Square redevelopment with its world class children's playground.*
- *The establishment of our LGBTQIA+ Advisory Group.*
- *The continued engagement with our Aboriginal Elders Advisory Group and the signing of the Yacker Danjoo.*
- *The launch of the new City of Perth municipal brand, reclaiming the name City of Light and launching it with a spectacularly well attended Drone Show over Elizabeth Quay. An event we built.*
- *We championed and campaigned hard for the CAT bus service extension to Nedlands and Crawley.*

- *Entry statement lighting over the Adelaide Terrace footbridge.*
- *Supporting the Arts with a \$4 million contribution to help give WASO a new home at the redeveloped Concert Hall.*
- *Record crowds for Christmas Light Trail and strong crowds for pre-Christmas shopping.*

For all we have achieved, importantly, it's the way we have achieved it – professionally, transparently, cohesively and respectfully. Exactly what you would expect from us and what we expect from each other.

I will add also, I am very proud of our engagement with our Community Groups. We are a City of Neighbourhoods, each with their own distinct characteristics and personalities. And this council has made engagement and a strong relationship with the East Perth Community Group and Terrace Road group, West Perth Local, Northbridge Common, Western Residents group and Activate Perth and absolute priority.

There is much work still to be done, but the new era is now at the 18-month mark and your new City of Perth Council is excited by what we can deliver together.

As we look ahead, we are now working hard to see people return the City. We recently announced two rounds of the City of Perth Bounce Back initiatives, which included:

- *Free night-time parking and free parking for 3 hours at 3 of our most prominent car parks*
- *Free Alfresco permits*
- *Free busking permits*
- *Matched business improvement grants and fast cash \$5k business grants*

and more. And they complement a suite of initiatives focused specifically on our City recently announced by State Government – again which this City of Perth has advocated for relentlessly.

The \$1.5bn City Deal will invigorate the City of Perth:

- *ECU will bring 10,000 students a day to the City every day.*
- *Will create 10,000 jobs during the construction phase.*
- *\$22m Roe Street Enhancement is well under way.*
- *The Perth Concert Hall will get a \$52m redevelopment.*
- *And you will have heard recently of the sale of the Carillon City site and the proposed redevelopment. A gamechanger for our City.*
- *With Elizabeth Quay to the South, ECU to the North and now the Carillon redevelopment as the central pillar – in a straight line over less than 750m three totally transformational projects all underway or about to begin.*

Finally, I want to mention the support of the City of Perth for the:

- *Lord Mayor's Distress Relief Fund: Two appeals in the first half of last year – with an outstanding \$25 million raised for the Western Australian Community.*
- *And the Enormous success of our AFL Grand Final week activations, culminating in the People's Parade on the Friday prior to the GF and the Melbourne FC's Post GF celebrations on the Sunday – both of which packed Forrest Place and the CBD.*

And I want to thank Michelle Reynolds for her outstanding leadership of the City of Perth Administration – for the support she shows us as elected members and me as Lord Mayor and for the progress we are making towards our evolution to excellence.”

In addition to his message the Lord Mayor announced that the lifting of mask mandates on Friday 29 April 2022 saw a 14.6% increase in night activity on the previous week, making that the biggest Friday night in the city for 11 weeks.

4. Annual Report, Financial Statement and Auditor's Report

4.1 2020/21 Annual Report, Financial Statements and Auditor's Report

Michelle Reynolds - Chief Executive Officer

The Chief Executive Officer made reference to the delay in finalisation of the 2020/21 Annual Report and subsequent delay of holding the Electors General Meeting:

"A delay in finalising the Mindarie Regional Council's annual financial statement audit, which was outside the City's control, impacted the timely completion of the City's annual financial statement audit. This resulted in the City not being able to present the Annual Report to Council by 31 December 2021 as required by section 5.54(1) of the Local Government Act 1995 and subsequently delayed this Electors General Meeting being held."

The Chief Executive Officer spoke to the City's achievements over the 2020/21 financial year:

"The 2020/21 financial year saw the City of Perth continue onto our evolution to excellence after many years of instability. My priority since being appointed CEO has been to establish a strong foundation, which we are now building upon in 2021/22.

The 2020/21 financial year represented our first stage, our Review stage under our four step transformation plan to operational excellence. It started with a City vision that articulates the organisation's purpose and role as a capital city of WA.

So our vision to be renowned for our excellence and professionalism with a workforce committed to accountability, integrity and respect, sets the foundation for our City's operations.

With a new executive team we commenced implementation of the City of Perth Inquiry recommendations, implementation of the Australian Business Excellence Framework recommendations and continued to build a professional relationship with the Lord Mayor, elected members and key stakeholders.

All this whilst managing a \$263 million budget and delivering against commitments made in our Corporate Business Plan and Strategic Community Plan.

The City is committed to ensuring the community is at the forefront of all we do and our neighbourhoods are at our centre. Being transparent in our spending and continuing to make Western Australia's capital city liveable, sustainable and prosperous remains our priority.

We have come a long way in 2020/21, and we continue to progress as our City of Light is now open to national and international visitors and we continue on our Evolution to Excellence."

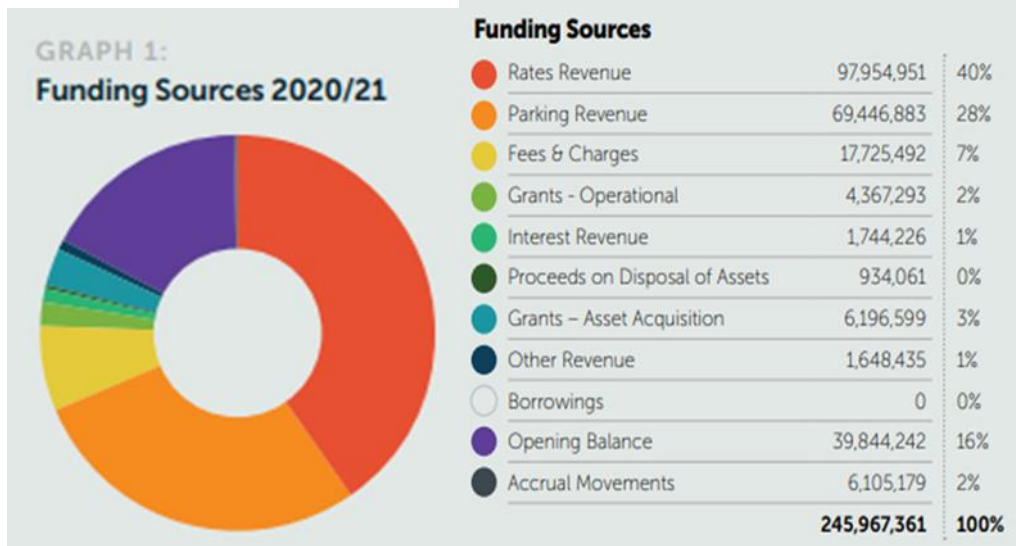
Michael Kent - Project Director Strategic Finance (CFO)

The Project Director Strategic Finance (CFO) spoke to the City's financial performance in 2020/21:

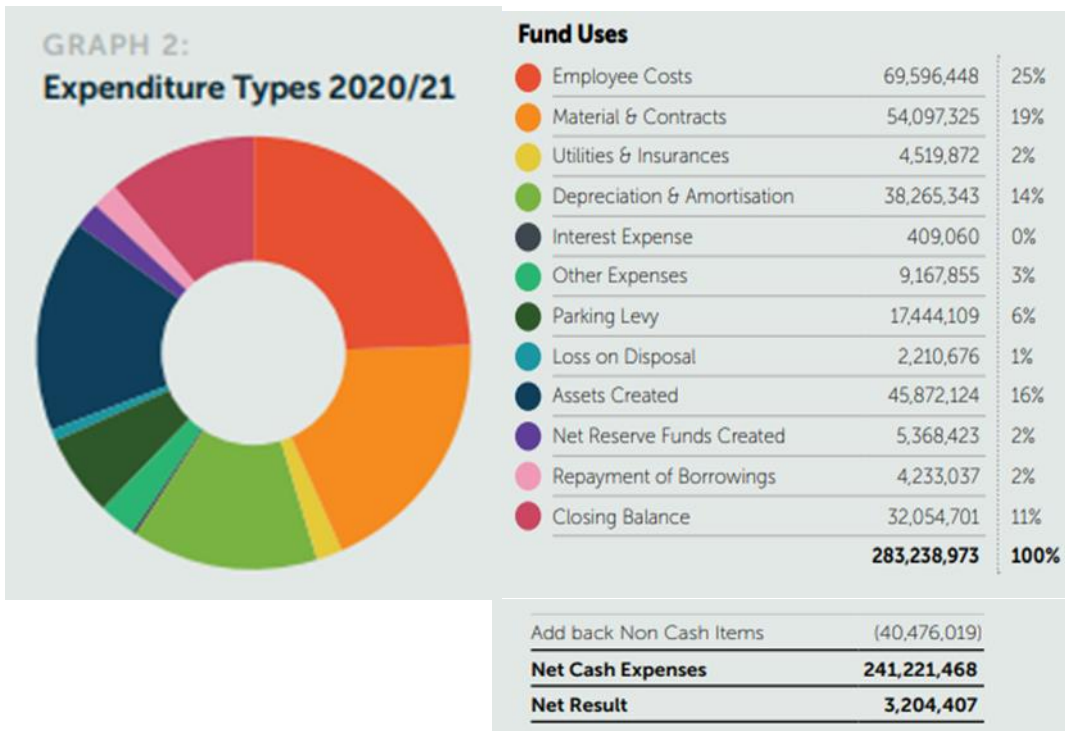
"Operating revenue for the period was 7.6% ahead of the City's budget expectations largely driven by good performance in the parking business and some unbudgeted grant funds which produced the additional revenue.

- *Operating Expenditure was a 3.0% saving against the City's budget expectations at \$193.5M*
- *The Capital Program delivered, represented 81% of the City's initial target at \$46.7M.*

- Rates revenue was very close to the City’s budget expectation, from the 21,000 properties with a rateable value of \$1.6B, the City generated \$97.9M in rates revenue and the operating result for the year was \$8.5M.
- A large portion of the City’s funding comes from the rates and parking business and the remainder contribute smaller portions with some reserve funds contributing and the opening funds which made up the total funding package of just under \$246M.



- The Expenditure graph shows the breakup between the various cost classifications. One point that stands out is seeing around \$46M worth of new capital assets created and the rest of the expenditure contributing to an overall 3.0% cost saving.



- *Regarding the City’s overall financial position in the long term:*
 - *Cash and other Assets (Debtors and inventory) - \$191M*
 - *Liabilities (what we owe) - \$52M*
 - *Infrastructure and Property (what we own) – \$1.11B*
 - *Net Assets (Net City investment in community assets) – \$1.125B*
 - *Cash Backed Reserves (Long term savings plans for future major projects) - \$106M*
 - *Net Cash Flow (cash from operations) - \$48M*
- *The guidelines of the Financial Health Indicator score suggest that for a sound financial management approach it would require a score greater than 70. The City has achieved for the 2020/21 financial year a score of 84.*
- *The ratios for the current ratio which involves the City’s liquidity, rates outstanding ratio, operating surplus ratio, own source revenue ratio and debt service are all ahead of the industry benchmark.*
- *The Asset Consumption Ratio is within the range but at the lower end of the range. Asset sustainability has been a challenge for the City for a number of years but the pleasing trend is that in the last three years it has been on an improvement path. This is reflected in the City’s long term financial planning.*

Key Financial Indicator	2020/21	Benchmark	
Current Ratio	1.64	1.00	●
Rates Outstanding Ratio	1.6%	Less than 5%	●
Operating Surplus Ratio*	4.0%	0% - 5.0%	●
Own Source Revenue Ratio	98.0%	More than 40%	●
Debt Service Ratio	8.84	5.00	●
Asset Consumption Ratio	53.0%	50.0%	●
Asset Sustainability Ratio	69.0%	90.0%	●
Asset Renewal Funding Ratio	100.0%	95.0%	●

* Calculated excluding \$7.75M Extra-ordinary expense for Inquiry into the City of Perth

- *The City received an unqualified Audit Report for 2020/21. Subsequently the City entered the current 2021/22 financial year in a very sound financial position.*
- *Throughout the year there has been a number of initiatives to help continue re-positioning the City’s finances including; service reviews, rigorous assessment of project proposals, enhancing the sustainable finance model and an independent review of the City’s rating methodology.*
- *Overall 2020/21 has provided a good solid foundation for the City to keep building its financial sustainability.”*

Resolution

Mover: Dr Sue Graham Taylor

Secunder: Anna Vanderbom

That the 2020/21 Annual Report incorporating the Financial Statements and Auditor’s Report for the City of Perth be ACCEPTED.

CARRIED

5. General Business

5.3 Public Questions

	Anna Vanderbom – Nedlands (Confirmed Elector)
Q1	<p>I represent the city of Perth Western Residents and we would like to thank you very much for your work in engaging with us and for making us feel so welcome. We have a historic view of the city and we can see it’s in a very good position today compared to what it was , so thank you all for your part in that.</p> <p>What guarantee can the City offer its concerned ratepayers of Crawley/Nedlands that no part of the highly valued public space of Abrahams Reserve, otherwise known as the bequested Bruce Reserve, will be sacrificed for parking, despite the pressures of the State Government and the Sevens Group in support of their unilateral massive Nedlands Baths project?</p>
A1	<p>Provided by the General Manager Planning and Economic Development</p> <p>AJ Abraham Reserve is reserved as Parks and Recreation under the State Government’s Metropolitan Region Scheme. It is also located wholly within the Swan River Trust Development Control Area. This means that the Department of Biodiversity, Conservation and Attractions (DBCA) is the primary assessing authority on any proposed works or development on the land. The DBCA ultimately makes a recommendation to the Minister for Environment, who would make the final decision.</p> <p>The role of the City of Perth in this process is as a referral body, providing advice and a recommendation to the DBCA. Given the land is reserved as Parks and Recreation, if a proposal for any development of the land was referred to the City, the City would be guided by the policies of the Western Australian Planning Commission, particularly DC Policy 5.3 - Use of Land Reserved for Parks and Recreation and Regional Open Space. This policy provides guidance on development which may be permitted on reserved land.</p> <p>Given the City does not control the planning outcomes over this reserve, it is unable to provide any guarantees about possible future development or use of the land.</p>
	Dr Sue Graham-Taylor – Nedlands (Confirmed Elector)
Q1	<p>Thank you very much and thank you for making us welcome. I support Anna’s comments about how we have found the Council and the staff just very willing to answer our questions.</p> <p>The City of Perth’s Draft Local Planning Strategy promises to connect our neighbourhood via better transport solutions to enable its institutions to participate in global markets while protecting local liveability, character and supporting housing diversity. Government policy for increasing housing density and encouraging the expansion of QEII campus with a huge increase in numbers of employees and visitors would indicate the opposite. Without a major transport</p>

	<p>initiative, the area will become unliveable. We congratulate the City of Perth on its short-term fix - the Purple CAT. However, the downside is that these CATs share the road with cars and are among the 79 buses negotiating Hospital Avenue each hour. The only Government plans involve increased car parking. But how will the cars get there? How can the City of Perth help to ensure that the Government adopts long term transport plans (for more than cars and buses)? Only then can the City's vision for our area be realised.</p>
A1	<p>Provided by the General Manager Planning and Economic Development</p> <p>The City is aware of the State Government's requirements for intensification within the UWA QEII Precinct Plan area and the QEII Medical Centre's future developments. We are also mindful of the UWA's current work on the potential development of their Nedlands Campus and Park Avenue (Podiatry) sites.</p> <p>Crucial to the future of this neighbourhood is comprehensive long-term planning. This planning needs to identify a vision for the neighbourhood - where growth can be accommodated and what infrastructure is needed. The City of Perth has commenced preparation of structure planning for the neighbourhood, which will result in the delivery of a Precinct Plan that looks 10 to 15 years into the future. Already the City has undertaken preliminary visioning work with a Citizens Advisory Group and now is undertaking technical studies.</p> <p>The City also understands the importance of the area's traffic issues and the impact on residents, businesses, the hospitals and the university. As a result, a consultant has been appointed to conduct a comprehensive Transport Impact Assessment and Management Plans for the Precinct Plan. We expect that the consultants will complete this work early in 2023.</p> <p>The City is working closely with the State Government's Transport Portfolio (the Public Transport Authority, Main Roads WA and the Department of Transport) to develop the Precinct Plan. This collaboration aims to ensure that we achieve the best outcome to address the area's current and future traffic issues.</p>

6. Closure

There being no further business, the Presiding Member declared the meeting closed at 4.37pm.