



MINUTES

ANNUAL GENERAL MEETING OF ELECTORS

Held on Wednesday 13 March 2013

5.30pm

City of Albany Council Chambers

ANNUAL GENERAL MEETING OF ELECTORS
MINUTES 13/03/2013
** REFER DISCLAIMER **

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ELECTORS MEETING PROCEDURE

In accordance with the *Local Government Act 1995*, being:

5.31. Procedure for electors meetings

The procedure to be followed at, and in respect of, electors meetings and the methods of voting at electors meetings are to be in accordance with the regulations.

5.32. Minutes of electors meetings

The CEO is to:

- (a) cause minutes of the proceedings at an electors meeting to be kept and preserved; and
- (b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors meeting are first considered.

5.33. Decisions made at electors meetings

- (1) All decisions made at an electors meeting are to be considered at the next ordinary council meeting or, if that is not practicable-
 - (a) at the first ordinary council meeting after that meeting; or
 - (b) at a special meeting called for that purpose,whichever happens first.
- (2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.

The procedures for the conduct of an electors meeting are prescribed in the *Local Government Act (Administration) Regulations 1996*, being:

reg 15. Matters for discussion at general electors meetings-s. 5.27(3).

For the purposes of the section 5.27(3), the matters to be discussed at a general electors meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.

reg 17. Voting at electors meetings-s 5.31

- (1) *Each elector who is present at a general or special meeting of electors is entitled to one vote on each matter to be decided at the meeting but does not have to vote.*
- (2) *All decisions at a general or special meeting of electors are to be made by a simple majority of votes.*
- (3) *Voting at a general or special meeting of electors is to be conducted so that no voter's vote is secret.*

reg 18. Procedures at electors meetings-s 5.31

Subject to regulations 15 and 17, the procedure to be followed at a general or special meeting of electors is to be determined by the person presiding at the meeting.

I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at [5:30:11 PM](#)

II. OPENING PRAYER

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

III. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

Mayor Dennis W Wellington

Councillors:

Kalgan Ward	Y Attwell
Kalgan Ward	C Holden
Breaksea Ward	R Hammond
Vancouver Ward	D Bostock
Vancouver Ward	S Bowles
West Ward	G Gregson
West Ward	D Dufty
Yakamia	A Hortin JP

Staff:

Chief Executive Officer	G Foster
Executive Director Corporate Services	G Adams
Executive Director Community Services	C Woods
Executive Director Planning and Development Services	D Putland
Minutes	J Williamson

Public Gallery and Media: Approximately 14 members of the public and one member of the media were in attendance.

Apologies/Leave of Absence:

Breaksea Ward	V Calleja
Frederickstown Ward	C Dowling
Frederickstown Ward	G Stocks
Yakamia	R Sutton
Executive Director Works and Services	M Thomson

IV. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 4.0: RESOLUTION

**MOVED: COUNCILLOR GREGSON
SECONDED: COUNCILLOR HAMMOND**

THAT the minutes of the Annual General Meeting of Electors held on 15 December 2011, as previously distributed, be confirmed as a true and accurate record of proceedings.

CARRIED

V. RECEIPT OF ANNUAL REPORT FOR THE 2011-12 FINANCIAL YEAR

ITEM 5.0: RESOLUTION

**MOVED: COUNCILLOR HORTIN
SECONDED: COUNCILLOR DUFTY**

THAT the City of Albany Annual Report for the 2011-12 Financial Year be received.

LOST

VI. GENERAL BUSINESS

The matters to be discussed at a general electors meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.

ITEM 6.0: MOTION 1 BY MR MERVYN LEAVESLEY

**MOVED: MR LEAVESLEY
SECONDED: MR PAVER**

THAT the cost of all legal expenses/professional fees paid by the City of Albany in relation to the claims by Ms James be fully disclosed to the electors within one calendar month of incurring the expense.

CARRIED

ITEM 6.0: MOTION 2 BY MR MERVYN LEAVESELY

**MOVED: MR LEAVESLEY
SECONDED: MRS BOSTOCK**

THAT the six councillors subject to personal litigation by Ms James be excluded from any decision making with regard to Ms James action against the City of Albany.

LOST

ITEM 6.0: MOTION BY MR ROLAND PAVER

**MOVED: MR PAVER
SECONDED: MRS BOSTOCK**

THAT the City of Albany Council immediately re instate open Agenda Briefing Sessions and conduct them in accordance with the *Local Government Operational Guidelines Number 05*.

CARRIED

6.1 PUBLIC QUESTION AND STATEMENT TIME

At the AGM of Electors held on 15 December 2011, the following question was taken on notice by CEO Ms Faileen James:

Mr John O'Dea, Bushby Road, Lower King- *the intersection of Nanarup Road and Prideaux Road needs to be upgraded and re-marked, when will this be done?*

The intersection of Nanarup and Prideaux Road was re-marked by the City's Works and Services team in 2012.

[6:14:08 PM](#) **Mrs Kim Stanton, 55 Chipana Drive Little Grove**

Mrs Stanton's tabled address is detailed at Appendix A.

[6:16:48 PM](#) **Mrs Wendy Wood, Greyhound Circle**

Mrs Wood's tabled address is detailed at Appendix A.

[6:22:22 PM](#) **Mr John O'Dea, Bushby Road, Lower King**
Meeting time

[6:24:55 PM](#) **Mr Tony Stanton, Little Grove**

Mr Stanton's tabled address is detailed at Appendix A.

[6:27:28 PM](#) **Mr Mervyn Leavesley**

Mr Leavesley asked if Council knew the source of malicious letters being circulated. Mayor Wellington advised that the matter had been referred to the WA Police.

[6:28:09 PM](#) **Mr Colin Roberts, Cuming Road**

Was concerned that no advice had been given or consultation undertaken with regard to the name change of a portion of Cull Road to Greyhound Circle. This should have been made public.

Traffic has increased on Cuming Road due to the Cull Road subdivision and the road is now in very poor condition, as is the drainage.

Landscaping provided by the City as part of the Cull Road subdivision has deteriorated due to poor maintenance.

Requested that the Annual General Meeting of Electors be held at a later time to enable better attendance by members of the public.

Was opposed to the opening prayer being read at Council meetings, and requested that it be abolished.

[6:31:26 PM](#) **Mrs Kim Stanton, Little Grove**

Mrs Stanton questioned a newly erected street sign for Rushy Lane in Little Grove. CEO Mr Graham Foster took the question on notice.

[6:32:55 PM](#) **Mr Roland Paver**

Mr Paver's tabled address is detailed at Appendix A.

[6:36:00 PM](#) **Mrs Bostock**

Mrs Bostock's tabled address is detailed at Appendix A.

[6:39:20 PM](#) **Mr Richard Vogwill, Goode Beach**

Mr Vogwill's tabled address is detailed in Appendix A.

[6:39:54 PM](#) **Councillor Attwell**

VII. CLOSURE OF MEETING

[6:42:13 PM](#) There being no further business the Mayor declared the meeting closed.

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APPENDIX A

NAME	REFERENCE	FILE
Mrs Kim Stanton	Public Consultation	GO.COM.1
Mrs Wendy Wood	Public Consultation	GO.COM.1
Mr Richard Vogwill	Meeting Calendar	GO.COM.1
Mr Tony Stanton	Annual Report and ALAC	GO.COM.1
Mrs Jill Bostock	Electors Meeting	GO.COM.1
Mr Mervyn Leavesley	Financial Management	GO.COM.1
Mr Roland Paver	Agenda Briefing Sessions	GO.COM.1

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APPENDIX A

TABLED ADDRESS BY MRS KIM STANTON

Elector's Meeting 13th March 2013
Kim Stanton 55 Chipana Drive, Little Grove.

The removal of Agenda Briefings –

As an ex-councillor I believe the City of Albany is loosing opportunities for informing interested community about community issues and with the demise of the Agenda Briefings this information has decreased significantly.

Sure, residents can scroll the C/A website if they have a computer and the time, but if a particular Agenda Item is a concern and they need to ask questions, Agenda Briefings can do that. Often residents find it difficult to contact the “right” C/A Staff or a Councillor.

~~Do Councillors have the opportunity to ask questions etc of developers or Government Agencies before an Item goes to a full Council Meeting?~~ *ELB*

I am not doubting the Staff being competent re the Agenda Item, but often a fact will emerge from outside the C/A system or from a Councillor through local knowledge of the problem that can often alter the Recommendation in the Agenda. I have known Agenda Briefings to do this.

Also residents who are considering running as a councillor at election time, find the Agenda Briefings very useful in gaining an understanding re “just what being a Councillor” is all about and whether they really want to try or not. The Agenda Briefing is usually the only time residents can ask a question and receive an answer and this question time gives councillors elect an understanding of the system.

Also I am concerned that Government Agencies are apparently not being notified until after the Council Decision and only during the time of the 35 day public comment time.

For instance in the 19/2/13 Council Meeting Item 4.9 re the closure of portion of Seawolf Rd, #11 discusses that no public consultation with government agencies has occurred at this point. Surely in some Agenda Items and particularly in this case it should have been and right at the beginning. Because the main Water Pipe for the City of Albany goes along this whole foreshore from the Water Corp Installation in Little Grove, right next to the Bibbulmun track.

The Water Corp has a right to know and comment before it becomes an Agenda Item. They might not agree or want modifications. I do know they need access to it.

Were they or the DEC contacted before the Item went to Council?

Early input from Government Agencies is essential to make sure that staff and councillors have got it right.

Len Abbott who died recently and was a councillor for many years, was ~~I believe~~ *ELB* a Shire of Albany Councillor not the Town of Albany as mentioned in the Death Notice by the City of Albany. Could the CEO please confirm.

TABLED ADDRESS BY MRS WENDY WOOD

Wed 13 Mar 2013.

A.G.M. Electors.

A quick question, Who can vote at an A.G.M. of electors as to be a true and correct record of the previous A.G.M. minutes? ANSWERED BY MAYOR, MR WELLINGTON - ANYONE.

In the copy of minutes for last years A.G.M. the last item says, that Ms James had consultants inspect the current drainage basin for Cull Rd. This drainage system is for both the City's "The Ridge" development and what was formally the Kelly and Attwell development "Argyle Heights" Both of these developments drain their rainwater runoff into this basin. Since all the clearing, roads, roofs paths etc. have been built. The amount of water coming into our property has substantially increased and is eroding our property both through the fence into our orchard and down the gully.

Mr John O'Dea asked at the last A.G.M. of electors meeting about problems with drainage at Cull Rd. The CEO Faileen James responded saying works needed to be done to improve the drainage.

May I ask, what work has been done?

The consultants Ms James used in the above item was "Cardno" They visited our property as they were also doing the "Munster Hill Drainage" report. This covered a larger area of Albany, including all the area south of South Coast Hwy and All of Robinson. We were assured copies of this report would be available for anyone interested.

May we have a copy of this report please?

The five year plan for works and services released in Dec 2012, has listed an upgrade of \$50,000 for Cumming Rd, When is that upgrade likely to happen?

The number of vehicles using this road have substantially increased since "The Ridge" and "Argyle Heights" have developed, often the road is so badly corrugated you can hardly drive on it.

I read in the local paper that Agenda meetings have been altered. I believe they were an important place where, business people and ordinary residents alike could bring forth points of interest on a topic prior to Councilors having to make a decision on which way to vote at an ordinary Council Meeting. It gave Councilors the opportunity to take the concerns of these speakers onboard and investigate matters more thoroughly

TABLED ADDRESS BY MRS WENDY WOOD

I also read in the local newspaper that it has taken 9years of consultation with residents at Wansborough St about removing an "O"
The last I heard was that due to historical values the offending "O" was to be removed to correct this mistake. Is that correct?

If what I read is correct, Why was half of Cull Rd removed of it's total name and replaced with Greyhound Circle.

Historically that portion of Cull Rd which had its name removed is adjacent to the original property of Mr Horace Cull. This family has its connections with Mr Cull the first Verger at the historic St Johns Church in York St.

Because of the historic value to this section of road, are you going to re-instate Cull rd to its rightful honorable place?

There was no consultation at all over this matter and it was only due to reading the first advert for "The Ridge" development blocks for sale that I noticed this and bought it to the attention of Council. Advertised was lot 75 Cull Rd for sale, this being our property address, at that time, we were shocked at this announcement. The CEO Faileen James told us she would look into the matter, which she did and notified us that the removal of the name Cull Rd had been done some two years previous. We didn't get nine years consultation like the "O" in Wansborough.

Cull Rd could have simply been made Cull Rd south. And the development of "Argyle Heights" could still have kept the Greyhound Circle name within their development site.

I also believe the time of 5.30pm is not a good time for this meeting, as some people are still at work. May I suggest 6.30pm would be more appropriate.

Thank you.

WJ Wood.

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APPENDIX A

TABLED ADDRESS BY MR TONY STANTON

Electors Meeting
13th March 2013

Depreciation

- Are there detailed figures for ALAC costs?
- In Private business they pay tax. I understand the City does not?
- In Private Company's depreciation is to allow them to claim tax relief for plant & equipment relatively evenly each year.
- What is the ALAC depreciation for each year since 2007/8?
- This is taken out of the fees received by ALAC as an operating cost.
- What happens to the money so received?
- Is it held either for ALAC replacement or maintenance?
- Where is its accumulation shown?
- Is it available to ALAC at all times?

Electors Meeting Agenda

- I found it impossible even after contacting the office to find where the Agenda was on the website for tonight's meeting. I had seen it a few days ago but it was no longer available from the Agenda page or from the Public Notices column. After speaking to the office it re-appeared but its format is not user friendly having to turn each page one at a time to immediately get to the required page. Even trying to enlarge the writing to the maximum of 400% did nothing to make the print readable.
- It appears to be more of a novelty than a working document. What did it cost? Why was it not on display in a readable form?
- Are hard copies available?

Tony Stanton, Little Grove.
13/3/13

TS



TABLED ADDRESS BY MR ROLAND PAVER

“That the City of Albany Council immediately re-instate open Agenda Briefing Sessions and conduct them in accordance with the Local Government Operational Guidelines Number 05”.

I find it rather tedious to have to move this motion. Since the departure of Andrew Hammond the governance of the City of Albany has deteriorated markedly. The responsibility for this rests with Councillors who have been too ready to endorse administrative changes at the instance of a CEO's whose recommendations, when examined closely and conscientiously, have been inimical to the cause of good governance. I can cite many instances of this in recent years but for the purposes of this motion I will confine myself to Council's decision, made, I believe, on the advice of the former CEO, Ms Falene James, to replace open Agenda Briefing Sessions with secret Agenda Discussions.

I gather that Ms James justified this change on the ground that Council's Standing Orders provide that Council may, not must, hold Agenda Briefing Sessions. She is of course correct in her interpretation of the Standing Orders. But what Council may do under its Standing Orders is not what Council should do, and what the CEO and Council should do is uphold the twin principles of openness and accountability upon which our system of democratic government is firmly based. One has only to look at the objects of the Local Government Act to know that this is what Council should do. The Act expressly declares that it is intended to bring about greater community participation in the decisions and affairs of local governments and greater accountability of local governments to their communities. Secret Agenda Discussions do not advance either of these objectives. Indeed they impede them. Nor is it acceptable to argue with similar sophistry that since the secret Agenda Discussions are not held under the auspices of a properly constituted committee of Council the Act does not proscribe them. CEO's and Council's should not attempt to circumvent the objects of the Act by holding informal meetings in secret.

TABLED ADDRESS BY MR ROLAND PAVER

I am astounded that the Department has not advised the CEO and Council accordingly. The Department produced the Local Government Operational Guidelines Number 05 in 2004. These contain recommendations applicable to Concept and Agenda Forums. CEO's and Councillors familiar with these guidelines will know that the secret Agenda Discussions they are now holding fly in the face of these recommendations. Let it not be said that the Agenda Discussions now taking place are not Agenda Forums. They might not be if they were administered and attended exclusively by Councillors. But this is not the case. They are administered by the CEO and attended by staff as well as Councillors. In these circumstances secret Agenda Discussions are a recipe for bad governance.

If Councillors were to ask staff to make available to them the Governance Issues Discussion Paper prepared by former CEO Andrew Hammond and dated December 2007, they will see that Mr Hammond went to great lengths to ensure that Council adhered to the recommendations contained in the Local Government Operational Guidelines Number 05. Concept Briefing Sessions were being misused and so he advised Council to replace them with working committees whose business was to deal with long term strategic and policy matters. Agenda Briefing Sessions were for the most working in accordance with the guidelines except no declarations of interest were being made and recorded. To ensure that they were made and recorded in accordance with the guidelines he advised Council to amend its Agenda Briefing Session procedures. His advice I am pleased to say was adopted by Council and Agenda Briefing Sessions were conducted entirely in accordance with the guidelines from that day onwards until Ms James decided to introduce Secret Agenda Discussions.

I have contrasted the conduct of Mr Hammond with that of Ms James to demonstrate that it is foolhardy to assume that all CEO's understand and give effect to the cause of good government. Councillors must not accept the advice of CEO's without question. I hope that this motion if adopted will give Councillors pause to reconsider their acquiescence with Ms James advice. I trust that having done so they will reinstate Agenda Briefing Sessions as they

TABLED ADDRESS BY MR ROLAND PAVER

previously in accordance with the Local Government
delines Number 05.

TABLED ADDRESS BY MRS JILL BOSTOCK

Electors Meeting 13 March 2013

It is important as another year passes to acknowledge and recognise the very hard work of the staff under difficult circumstances and I formally thank them for their efforts.

However it is distressing to observe that the City of Albany continues to be embroiled in litigation and the situation has deteriorated to an unacceptable level. I am seriously concerned about the ability of Council to represent the public interest when the Mayor and five Councillors are severely compromised by personal legal action against them by former CEO Faileen James.

It is entirely improper for these Councillors to be involved in any decision making on this issue as they have a clear financial interest. Equally it is unacceptable and incongruous that other Councillors, free of such encumbrance and therefore more able to promote the public interest, are excluded from involvement despite the fact that the City is also a defendant.

It is a matter of grave concern that the people of Albany are unrepresented on such an important issue, which has the potential of unprecedented damage, not only financially but more importantly to the integrity of this organisation.

I am appalled that Albany finds itself in this position for a second time and believe that the whole scenario could have been prevented if Council, the Local Government Department, or any of the regulatory bodies had properly demanded evidence, investigated and held wrong doing to account in both this and the previous case involving Mr. Richards. Protection of the establishment has taken precedence over justice and this has had disastrous consequences for the electors of Albany.

The unencumbered Councillors need to embrace their authority and ensure that the legal challenge against the City is managed, not to protect the establishment, or for commercial expediency but to bring about justice. Only then can the public interest be served and the falling standards in Government arrested.

This is the responsibility of the elected governors and should not be delegated.

I ask that this address be tabled and thank you for the opportunity to speak.

Jill Bostock

TABLED ADDRESS BY MRS JILL BOSTOCK

ELECTORS MEETING 13 March 2013

Roley Pavers motion to reinstate public Agenda Briefings is directly in line with Councillor Bostock's Item 15.1 for the March OCM. I would, however, like to emphasise that this motion was instigated by Roley Paver and not my husband. The fact that I am keen to support it was not influenced by David, it is simply that after 45 years of marriage our thought processes have become as one. It remains disappointing that these motions have been necessary and that such basic good governance protocols have to be repeatedly fought for.

The Local Government Act 1995 is intended to result in, I quote, (a) better decision making, (b) greater community participation, (c) greater accountability of local government to their communities; and (d) more efficient and effective local government.

Taking the agenda briefing behind closed doors is contrary to these principals and is reinforced by the Local Government Operational Guidelines No. 5. Clause 51 "Agenda forums should be open to the public unless the forum is being briefed on a matter for which a formal council meeting may be closed."

Whilst it is well recognised that separate, less formal meetings of council can be informative and beneficial the guidelines draw an important distinction between those of a more general nature, and those designed to deal with the Council Meeting Agenda. Ordinary Council Meetings are the face of council, it is the public decision making forum, and it is designed to deliver open accountable governance. It is important to ensure that the decision making process is not confused or compromised, and is not only free of bias or preconceived deliberation but is seen to be so. The practice of conducting agenda briefings behind closed doors leads to a perception of secrecy and decisions being made beyond public scrutiny. The difficulty of maintaining adequate safeguards and adhering to strict protocols regarding financial interest, inappropriate debate, undue influence or tacit agreement as to decisions is also extremely difficult, I have observed this first hand and know it to be an ongoing problem.

Denying the public the opportunity to witness every stage of the decision making process represents poor governance, engenders distrust and provides inadequate accountability.

Government in WA has some fine legislation, policy and guidelines; it is unfortunate that there is a mismatch between those altruistic endeavours and actual practice. Councillors can do no better than to follow their own annual report which states:

- **Being open and honest in all our dealings**
- **Being respectful of colleagues and community members**
- **Respecting community needs**
- **Fostering community involvement in decision making**
- **Providing a role model for these values.**

Public Agenda Briefings in line with the Local Government Guidelines would uphold these fine words and I ask for your support for this motion and trust Councillors will in turn support Councillor Bostock's motion at the next OCM.

Jill Bostock

Table Address

TABLED ADDRESS BY MR RICHARD VOGWILL

City of Albany, Special Elector's Meeting

March 13, 2013

Re: City of Albany Draft Annual Report 2011/2012

Mr Mayor and Councillors,

There are number of statements in the (Draft) Annual Report 2011-2012, which seem contrary to Council's recent actions. For example:

- The Major wrote in his message that the City has ***"...an ongoing commitment to represent community"***.
- The Acting CEO wrote in her message: ***"Solid progress was made...including better community engagement processes"***
- And most importantly, on page 7 of the report it is stated that: ***"The City of Albany's elected members and staff commit to.....fostering community involvement in decision making."***

These sound like progress, don't they, because they give the impression that the City and Council are committed to fostering interaction with the community? However, I think they are only motherhood statements put in the Draft Annual Report to sound good, because you have just removed the Agenda Briefing Meetings (at which the community could address the entire Council) from the meetings calendar for 2013/14 and replaced them with meetings that the community cannot attend.

So on the one hand, the Draft Annual Report says you want to foster community involvement in your decision-making and with the other hand you take away an opportunity for the community to address the entire Council and thereby assist you in your decision-making.

At the Community Strategic Plan meeting last night, it was mentioned that Council considers the Agenda Briefing Meetings repetitive. However, maintaining these meetings gives the

TABLED ADDRESS BY MR RICHARD VOGWILL

community approximately two opportunities per month to address the entire Council. This does not seem onerous and is in line with Council commitments outlined in the Draft Annual Report.

Based on the last Council Meeting, most Councillors think that removing the Agenda Briefing Meetings is not a big deal. Well, it is a big deal, because it actually reduces the number of times the community can address the entire Council, which **is contrary to both the 'community consultation' statements contained in the Draft Annual Report and current business practice** and is a significant backward step in *"...fostering community involvement in decision making."*

Therefore, can I ask you again to: (i) reinstate the Agenda Briefing Meetings; (ii) maintain the right for the community to speak at Agenda Briefing Meetings; and (iii) maintain an allowable community speaking time of 4 minutes at Agenda Briefing Meetings and Council Meetings?

If you are adamant that you do not want to reinstate the Agenda Briefing Meetings, then I suggest you quickly find an additional way (other than Council Meetings) to allow the community to access and address the entire Council in Chambers or elsewhere.

The Draft Annual Report outlines your stated commitments to the community, please act accordingly.

Thank you.

Richard Vogwill
La Perouse Road
Goode Beach

TABLED ADDRESS BY MR MERVYN LEAVESLEY

Good evening Mayor, Councillors, Electors and Staff

I speak opposing the motion as I believe there are two important omissions from the annual report. Firstly I wish to quote from the LG Financial Management regulations Part 4 Financial reports S-6.4 paragraph r45... (Downloaded from the Local Government Website yesterday).

While I was on council the trading entity operating the booking service at the visitor centre was purchased from Cllr Hammond. In fact in the budget papers the trading entity was shown as contributing \$50,000 to the overall running costs of the Centre. It was absolutely clear that it was the intention of council to operate the booking service as a separate business function. Full disclosure on the undertaking should be included in this annual report.

Secondly I quote again from S-6.4 this time r46...

Please note it is not A or B or C or D it is all four to be complied with.

Given the millions and millions of ratepayer dollars spent on the Cull Road Development it must be considered a major land transaction. Despite numerous block sales during the year, no figures have been produced for this report. In fact I have looked at previous annual reports and can't find any meaningful financial disclosures with respect to Cull Road.

From the two extracts of the LG Financial Regulations I have read to you, their intention is crystal clear. The Annual Report should show unambiguous financial statements with regard to both the Visitor Centre booking Service and the Cull Road development.

One might come to the assumption that the reluctance to include them in the annual report stems from a desire not to be held to account by electors over any accumulated losses!

I encourage all electors present to vote against the motion.

I table this address

Mervyn Leavesley