

MINUTES OF THE ORDINARY MEETING OF INVERELL SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, ADMINISTRATIVE CENTRE, 144 OTHO STREET, INVERELL ON WEDNESDAY, 26 APRIL, 2017, COMMENCING AT 3 PM.

PRESENT: Cr P J Harmon (Mayor) [Chairperson], Crs D F Baker, A A Michael, C M Dight, P A King, J N McCosker, S J Berryman, J A Watts and M J Peters.

The General Manager (Paul Henry), Director Corporate & Economic Services (Ken Beddie) and Director Civil & Environmental Services (Brett McInnes).

SECTION A

APOLOGIES **S13.6.9/10**

Nil.

CONFIRMATION OF MINUTES **S13.5.2/10**

26/17 RESOLVED (Baker/Watts) that the Minutes of the Ordinary Meeting of Council held on 22 March, 2017, as circulated to members, be confirmed as a true and correct record of that meeting.

DISCLOSURE OF CONFLICT OF INTERESTS/PECUNIARY AND NON-PECUNIARY INTERESTS

There were no further interests declared.

Cr Baker declared a pecuniary interest in Item 3 of the Civil and Environmental Services Committee Meeting at a meeting of this committee. The nature of the interest relating to Cr Baker being the owner of a property located within the CBD.

PUBLIC FORUM **S13.5.6/10**

At this juncture, the time being 3.06pm, the Mayor welcomed the members of the public and opened the Public Forum Session by inviting members of the public to speak:

Mrs Valerie Lederhose Tree Maintenance – Macintyre Homes for the Aged

Mrs Lederhose is a tenant of the Macintyre Homes for the Aged. It is her opinion that a number of trees need pruning / lopping for safety reasons. Can Council intervene to have the trees pruned / lopped at the earliest time for safety reasons.

Mr Max Morris Orchard Place

Mr Morris noted the current condition of Orchard Place. Mr Morris feels the road has deteriorated over the last few years and dust has become a major issue. Can this road be upgraded and dust suppression works completed.

Mr Bevan Hertrick Orchard Place

Mr Hertrick spoke in respect of this road and the ongoing dust issues. Can dust suppression works be carried out on the road or upgrade works be completed at the earliest possible time.

At this juncture, the time being 3.16pm, the Public Forum Session closed and Council

resumed the balance of the Agenda.

**SECTION B
ADVOCACY REPORTS**

Cr Watts Delungra Anzac Day Service

Cr Watts advised that 40 people attended the Dawn Service with a further 100 people attending the 11.00am Service. The event was a strong success.

Cr Dight Yetman Anzac Day Service

Appropriately 100 people attended the successful Yetman Anzac Day ceremony.

Cr Dight Cherry Hill Tree Road

Cr Dight noted the Lloyd family had expressed their thanks for the upgrade works recently completed on this road.

Cr Baker Ashford Anzac Service

Cr Baker noted the Anzac services at Ashford which were well attended and well run.

Cr Michael Energise Enterprise Project for Small Business, Business Development Workshops

Cr Michael noted the recent e-business workshops run by Council. The events were booked out and very well received by the business community.

Cr King Inverell Anzac Day Service

Cr King advised Council of the very successful Inverell Anzac Day ceremonies. The events were strongly supported, with Council staff member and returned serviceman, Keenan Shepherd delivering the address.

1. NOTICE OF MOTION - PROPOSED RATE ADJUSTMENTS 2017-18 S13.5.3

That in the spirit of a fair go for all Inverell ratepayers the 2017-18 rates be adjusted in the following way:

- 1) All water charges be brought in line with comparable councils
- 2) All sewerage charges brought onto parity with typical NSW rates
- 3) That there be no rate decreases
- 4) That no rates increase above the 4.75 plus 1.8% amount.

Notice of Motion withdrawn by Cr Peters prior to consideration.

2. NOTICE OF MOTION – RATE CALCULATIONS S13.5.3

That Management provide a detailed explanation of how rates are calculated within rate categories showing what objective data is used for variation.

CSOT-A	1.	<u>CIVIL & ENVIRONMENTAL SERVICES COMMITTEE MEETING MINUTES – 12 APRIL 2017 S4.11.16/09</u>
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i) *the Minutes of the Civil & Environmental Services Committee Meeting held on Wednesday, 12 April, 2017, be received and noted; and*

1. NOTICE OF MOTION - BUKKULLA RECREATION GROUND
S13.5.3

2.	HIGHER MASS LIMIT ASSESSMENT - BRUXNER WAY	S15.8.48
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3. URBAN WORKS PROGRAM S28.21.1/09

That the Otho Street Town Centre Renewal Plan Upgrade Plan be endorsed and the existing six (6) Plane Trees identified for removal be removed.

That:

5. AQUATIC CENTRE FORWARD PLANNING S5.11.39

- i) *The information be received and noted;*
- ii) *An Aquatic Centre Planning Sunset Committee be convened;*
- iii) *The Committee comprise three (3) members; being the Mayor, Cr King and Cr Berryman; and*
- iv) *The task of the Sunset Committee be:*
 - a) *To consider the contents of the relevant consultant reports and work with staff to develop a Swimming Pools Renewal Strategy; and*
 - b) *Upon completion of the Swimming Pools Renewal Strategy assist in the formulation of a design brief to achieve the outcomes contained in the strategy.*

6. ORCHARD PLACE S28.10.SR235

That:

- i) *Orchard Place continue to be maintained in accordance with its classification as a 'Rural Collector' road;*
- ii) *Council continue to monitor the level of service provided to road users on Orchard Place; and*
- iii) *Council formally advise residents who have made previous representations of their decision.*

7. CONTRACT FOR THE MANAGEMENT AND OPERATION OF THE INVERELL SWIMMING POOL AND THE ASHFORD SWIMMING POOL – EVALUATION OF TENDERS (T3/2017) S4.19.16

That:

- i) *Council accept the Tender from Community Aquatics Pty Limited for the sum of \$396,000 over the three (3) year term with a two (2) year option at the absolute sole discretion of Council, subject to satisfactory financial checks by an independent agent; and*
- ii) *The General Manager be authorised to execute the Contract under the common seal of Council.*

CSOT-A 2. ECONOMIC & COMMUNITY SUSTAINABILITY COMMITTEE MEETING MINUTES – 12 APRIL 2017 S4.11.17/09

28/17 RESOLVED (Watts/Michael) *that:*

That:

- i) *the Minutes of the Economic & Community Sustainability Committee Meeting held on Wednesday, 12 April, 2017, be received and noted; and*
- ii) *the following recommendations of the Economic & Community Sustainability Committee be adopted by Council:*

1. PUBLIC ART SUNSET COMMITTEE MEETING MINUTES – 23 FEBRUARY 2017 S26.5.10

That:

- i) *the Minutes of the Public Art Sunset Committee Meeting held on Thursday, 23 February, 2017, be received and noted; and*
- ii) *the following recommendation of the Public Art Sunset Committee be*

adopted by Council:

Blue Facets Sculpture:

That an estimate of cost be prepared for the construction of an interpretive didactic area in Bicentennial Park for the sculpture, 'Blue Facets'.

Kurrajong Poppies:

That Council accepts the conditional quote of \$1,200 to repaint the poppies sculpture.

Public Art Project:

That the following actions be undertaken:

- i) Council investigate the use of the concrete outer walls of the Bicentennial Memorial as an 'artist's canvas';*
- ii) The surface of the walls be inspected to ascertain suitability for this project; and*
- iii) The method of selecting an artist/s be considered at the next meeting of the Committee.*

2. DONATION REQUEST – INVERELL ANGLERS ASSOCIATION S15.8.7/09

That:

- i) A donation of \$500.00 for the purchase of trout fingerlings be provided to the Inverell Anglers Association; and*
- ii) The Association be thanked for their work.*

3. EXPIRING LICENCE AGREEMENTS S5.10.52 & S5.10.137

Licence Agreement, Joseph and Samone Bell - Lot 10, DP 1123056, Taylor Avenue, Inverell

That:

- i) Council renew the agreement with Joseph and Samone Bell for a further two (2) year period with a further two (2) year option under the same terms and conditions;*
- ii) The licence fee be \$622.40 (inclusive of the 3% increase on 16/17 figure) per annum (GST Inclusive) with a 3% increase per consecutive annum; and*
- iii) The Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

Licence Agreement, Mr Colin Moore, Part Unformed Laneway Adjacent to Lot 1, DP 161692 and Lot 5, Sec 8, DP 448428, Inverell

That:

- i) Council renew the agreement with Mr Colin Moore for a further two (2) year period with a further two (2) year option under the same terms and conditions;*
- ii) The licence fee be \$212.18 (inclusive of the 3% increase on 16/17 figure) per annum (GST Inclusive) with a 3% increase per consecutive*

- annum; and*
- iii) *The Licence Agreement be subject to any other terms and conditions as negotiated by Council's General Manager.*

4. BOUNDARY ADJUSTMENT WITH ARMIDALE REGIONAL COUNCIL S13.1.1

That:

- i) *The boundary adjustment between Armidale Regional Council and Inverell Shire Council proposed by the Armidale Regional Council Administrator, consisting of approximately 800km2, be accepted (map attached to these minutes as Appendix 1);*
- ii) *That Council join with Armidale Regional Council to make an application to the Minister for Local Government, submitting for approval by the Governor, a proposal pursuant to S.218E(1) of the Local Government Act, 1993 for a boundary alteration to change the boundaries of the respective areas, as reflected in the map attached to the proposal;*
- iii) *The process of distributing assets and liabilities be by a mutually agreed process;*
- iv) *The State Government be requested to meet the costs of implementing the boundary adjustment;*
- v) *The approaches from the residents residing outside the survey area that expressed a wish to be included in the boundary adjustment process be acknowledged. Further, that the Administrator of Armidale Regional Council be requested to consider their wishes. Still further, that the residents be advised to press their view with the Administrator and Mr Marshall, MP*

5. AASB 124 RELATED PARTY TRANSACTIONS S4.14.4/03

That:

- i) *Council adopt the Key Management Personnel (KMP) - Related Party Transactions Policy; and*
- ii) *Council's Key Management Personnel, in accordance with section 10 of the policy, complete section 1 of Attachment C and return to Council's Responsible Accounting Officer by 10 May, 2017.*

6. VOLUNTEER RESCUE ASSOCIATION EMERGENCY RADIO FACILITY S10.10.3

That:

- i) *The Inverell VRA be granted a Licence to access to Council's Uambi Radio Repeater Site;*
- ii) *The annual Licence Fee be \$1.00 per year, payable on request; and*
- iii) *The licence be subject to any other appropriate terms and conditions as determined by the General Manager.*

7. 2017/2018 DRAFT ESTIMATES AND OPERATIONAL PLAN, AND LONG TERM FINANCIAL PLAN S12.5.3

That:

- i) *The information of Budget Background Matters be noted; and*
- ii) *The outcome of the application of the FFF Benchmarks to the Long Term Financial Plans be noted.*

GENERAL ACTIVITIES

1. Revenue and Expenditure Matters

That Council utilises the maximum permissible rate increase allowed by IPART of 1.5% on top of the 4.75% 2017/18 SRV increase.

2. Budget Programs:

2.1 Urban Works Program

That the following works be funded from the Urban Works Vote and be included in the 2017/2018 Budget:

A. Inverell & Villages-Urban Renewal & Upgrade Gen. Fund, Water Fund

Gwydir Highway/Bundarra Road Intersection	\$ 500K	\$ 0K
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B. Footpaths and Cycleway Construction

\$ for \$ Contribution to PAMP Program (RMS approved the 2017/2018 Program)	\$ 30K
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C. Urban Drainage Construction/Reconstruction

*Drainage Constructions – Funded from Stormwater
Management Service Charge – See separate section below*

D. Village Works – Community suggested projects

Ashford	\$ 7K
Delungra	\$ 7K
Gilgai	\$ 5K
Yetman	\$ 7K
Oakwood	\$ 1K
Bonshaw	\$ 1K
Graman	\$ 1K
Nullamanna	\$ 1K
Elsmore	\$ 1K
Stannifer	\$ 1K
Gum Flat	\$ 1K

GENERAL FUND GRAND TOTAL	\$ 563K	
WATER FUND TOTAL		\$ 0K

In addition, the \$1M Budget Provision – Chester Street Heavy Vehicle Route Renewal, in the Internally Restricted Asset, be allocated into the 2017/2018 Budget to enable these works to be completed at the same time.

2.2 Finance and Assistance Grant – Local Roads Component (ACRD) 2017/2018 Program

That the following works be funded from the Urban Works Vote and be included in the 2017/2018 Budget:

- i) *The budget allocations for the 2017/2018 ACRD Program be noted; and*
- ii) *A further report be presented to the Civil and Environmental Services*

Committee in respect of the funding allocations and individual works proposed to be undertaken under this program.

2.3 RMS Supplementary Block Grant Program

That the allocation of the \$160K RMS Supplementary Block Grant Program be the subject of a further report to the Civil and Environmental Services Committee Meeting.

2.4 Roads to Recovery Program

That:

- i) The budget allocation for the 2017/2018 Roads to Recovery Program be endorsed; and*
- ii) A further report be presented to the Civil and Environment Committee in respect of the specific projects to be funded.*

2.5 Block Grant Program – Regional Roads

That the allocation for the 2017/2018 Block Grant Program for the various activities on the Regional Road Network be endorsed.

3. Rating Structure

That:

- i) The following rating categories be utilised for the 2017/18 rating year:*
 - Residential – Inverell*
 - Residential – General*
 - Residential – Ashford*
 - Residential – Delungra*
 - Residential – Gilgai*
 - Residential – Yetman*
 - Residential – Rural*
 - Business – Inverell Industrial/Commercial*
 - Business – Other*
 - Farmland*
 - Mining*
- ii) A General Base Amount of \$198 plus an Ad Valorem Rate be determined for the categories detailed in a) above.*

4. Effect on Rates

That:

- i) The information be noted; and*
- ii) The Interest Rate applicable to Outstanding Rates and Charges for 2017/2018 be the maximum allowable as advised by the Office of Local Government.*

5. Waste Management Charges

That the following Waste Management Charges be adopted:

- i) Waste Management Charge – All Properties \$ 80.00*

ii) *Domestic Waste Management - Occupied Charge:*

Number of Services per Assessment	Annual Charge per Assessment
1	\$ 320.00
2	\$ 640.00
3	\$ 960.00
4	\$ 1,280.00
5	\$ 1,600.00
6	\$ 1,920.00
7	\$ 2,240.00
8	\$ 2,560.00
9	\$ 2,880.00
10	\$ 3,200.00
11	\$ 3,520.00
12	\$ 3,840.00
13	\$ 4,160.00
14	\$ 4,480.00
15	\$ 4,800.00
	etc

- i) *Domestic Waste Management – Unoccupied Charge* \$50.00
 ii) *Other Waste Management Charge*

Number of Services	Yearly Charge per Service (Ex GST)
1	\$ 320.00
2	\$ 640.00
3	\$ 960.00
4	\$ 1,280.00
5	\$ 1,600.00
6	\$ 1,920.00
7	\$ 2,240.00
8	\$ 2,560.00
9	\$ 2,880.00
10	\$ 3,200.00
11	\$ 3,520.00
12	\$ 3,840.00
13	\$ 4,160.00
14	\$ 4,480.00
15	\$ 4,800.00
	etc

- iii) *Weekly Commercial Recycling Charge* \$ 110.00 ex GST
Fortnightly Commercial Recycling Charge \$ 55.00 ex GST
 (These Charge are levied per Service, and GST is only charged if applicable)

6. Fees & Charges

That the Fees and Charges, as recommended, be adopted.

7. Stormwater Management Service Charge

That:

- i) *The Stormwater Management Service Charge be set at the maximum amount allowable of \$25.00 per Residential Premises, \$12.50 per*

Residential Strata lot, and \$25.00 for Business Premises for each 350 square metres or additional part thereof, subject to a maximum charge on Business Premises of \$150.00; and

- ii) *The Stormwater Management Program as recommended being Gilgai Drainage be adopted.*

7. Summary

That:

- i) *The report on the balanced budget under the FFF Roadmap 14.25% SRV Scenario (4.75% plus a rate peg increase for 2017/18) be noted;*
ii) *The draft Estimates (incorporating the Operational Plan) for the General Activities for 2017/2018 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

SEWERAGE ACTIVITIES

That:

- (i) *The Sewerage Charges as listed below be adopted for 2017/2018:*

<i>Sewerage Charge Occupied</i>	<i>\$ 500.00</i>
<i>Sewerage Charge Unoccupied</i>	<i>\$ 313.00</i>
<i>Sewerage Charge Flats/Units</i>	<i>\$ 313.00</i>
<i>Sewerage Charge Nursing Homes</i>	<i>\$2,342.00</i>

Sewerage Charge Hotel/Licensed Clubs \$1,500.00

Number of Services per Assessment Annual Charge Per Assessment

<i>1</i>	<i>\$ 500.00</i>
<i>2</i>	<i>\$ 813.00</i>
<i>3</i>	<i>\$1,126.00</i>
<i>4</i>	<i>\$1,439.00</i>
<i>5</i>	<i>\$1,752.00</i>
<i>6</i>	<i>\$2,065.00</i>
<i>7</i>	<i>\$2,378.00</i>
<i>8</i>	<i>\$2,691.00</i>
<i>9</i>	<i>\$3,004.00</i>
<i>10</i>	<i>\$3,317.00</i>
<i>11</i>	<i>\$3,630.00</i>
<i>12</i>	<i>\$3,943.00</i>
<i>13</i>	<i>\$4,256.00</i>
<i>14</i>	<i>\$4,569.00</i>
<i>15</i>	<i>\$4,882.00</i>

<i>Sewerage Non-Rateable Schools – WC's</i>	<i>\$75.00 per receptacle</i>
<i>Sewerage Non-Rateable Other – WC's</i>	<i>\$124.40 per receptacle</i>
<i>Sewerage Non-Rateable Urinals</i>	<i>\$ 75.00 per receptacle</i>

Charge Structure for Motels and Caravan Parks

In accordance with the new charge structure for Motels and Caravan Parks the following charges are proposed for 2017/2018.

Motel Residence \$ 500.00

Motel Restaurant	\$ 500.00
Motel Ensuite	\$ 156.60
Caravan Park Residence	\$ 500.00
Caravan Park Amenities Block	\$1,500.00
Caravan Park Ensuite Cabins	\$ 156.60

- (ii) *The Draft Estimates (incorporating Operational Plan) for the Sewerage Fund for 2017/2018 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act 1993.*

WATER ACTIVITIES

That:

- i) A water availability base charge of \$364.00 per assessment (Includes first water meter) be adopted for 2017/2018;*
- ii) A water charge of \$364.00 per additional water meter, per assessment be adopted for 2017/2018;*
- iii) A charge of \$1.48 per kilolitre be adopted for commercial water consumption for 2017/2018;*
- iv) A charge of \$1.48 per kilolitre, 0 to 600 kilolitres and \$1.73 per kilolitre over 600 kilolitres be adopted for residential water consumption for 2017/2018;*
- v) A charge of \$0.78 per kilolitre be adopted for water consumption - Abattoirs, plus a 20 per cent early settlement discount for 2017/2018;*
- vi) A charge of \$1.05 per kilolitre be adopted for Sporting Association water consumption;*
- vii) A charge of \$1.48 per kilolitre be adopted for Guyra Shire Council water consumption;*
- viii) A charge of \$0.38 per kilolitre adopted for Raw Water consumption for 2017/2018; and*
- ix) The draft Estimates (incorporating Operational Plan) for the Water Fund for 2017/2018 be adopted and placed on public exhibition for a period of 28 days as required by Section 405 of the Local Government Act, 1993.*

8. INCLUSION (DISABILITY) ACTION PLAN S3.16.4

That the Draft Inclusive (Disability) Action Plan be placed on public exhibition for a period of 28 days.

9. GOVERNANCE - MONTHLY INVESTMENT REPORT S12.12.2/09

That:

- i) The report indicating Council's Fund Management position be received and noted; and*
- ii) The Certification of the Responsible Accounting Officer be noted.*

10. DA 181/2016 - DISCUSSION WITH DEVELOPER DA-181/2016

That:

- i) The information be noted;*
- ii) The purchase price of \$58,000 for part Lot 71 DP997840 be offered be confirmed as detailed in the report;*
- iii) The purchase price be subject to any other terms and conditions as negotiated with the General Manager;*
- iv) The Common Seal of Council be affixed to the contract for sale of part Lot 71 DP 997840; and further*
- v) The land be classified as 'Operational Land'.*

**SECTION D
DESTINATION REPORTS**

GM-A 1. CHARITY BIN - TURNHAM CARPARK S5.11.65

29/17 RESOLVED (Michael/Watts) that a 12-month licence be offered to Best Employment for a charity bin in Turnham Carpark on terms and conditions as determined by the General Manager and in accordance with the report.

**SECTION E
INFORMATION REPORTS**

- 1. STAFF MOVEMENTS: - 1 OCTOBER 2016 TO 31 DECEMBER 2016
S22.25.1
- 2. STAFF MOVEMENTS: - 1 JANUARY 2017 TO 31 MARCH 2017 S22.25.1
- 3. RESULTS OF ENERGISE ENTERPRISE PROJECT FOR SMALL BUSINESS
S15.8.71
- 4. CONSTRUCTION CERTIFICATES APPROVED FOR
MARCH 2017 S7.2.4/10
- 5. COMPLYING DEVELOPMENT CERTIFICATES APPROVED DURING MARCH
2017 S7.2.4/10
- 6. SUMMARY OF BUILDING CONSTRUCTION FOR MARCH 2017 S7.2.4/10
- 7. DEVELOPMENT CONSENTS AND REFUSALS DURING MARCH 2017
S18.10.2/10
- 8. SEPTIC TANK APPROVALS FOR MARCH 2017 S29.19.1
- 9. ORDINANCE ACTIVITIES REPORT FOR MARCH 2017 S18.10.1

30/17 RESOLVED (Baker/Berryman) that the items contained in the Information Reports to the Ordinary Meeting of Council held on Wednesday, 26 April, 2017, be received and noted.

**SECTION F
QUESTIONS WITHOUT NOTICE**

QWN/ORD 8/17 Flooding
Cr King

Cr King noted the recent flooding across catchments along the

eastern coast of Australia and asked if 'dredging' was an option for keeping flows within rivers. Director Civil and Environmental Services, Brett McInnes provided details in this matter.

DCS-N **QWN/ORD 9/17** Council Website
Cr Baker

Cr Baker enquired if consideration could be given for a discussion around allowing advertising on Council's website as a revenue stream.

MCE-N **QWN/ORD 10/17** CBD Cleaning
Cr McCosker

Cr McCosker noted the ongoing issue of bird droppings in the CBD.

QWN/ORD 11/17 Lake Inverell
Cr McCosker

Cr McCosker noted the need for vehicle barriers at Lake Inverell to prevent vehicles bogging up the park area. The General Manager advised Council of a grant application in this matter.

SECTION H GOVERNANCE REPORTS

1. PERFORMANCE REPORTING ON ROAD MAINTENANCE COUNCIL CONTRACTS S1.2.3/09

31/17 RESOLVED (*Michael/Berryman*) *that the information be received and noted.*
There being no further business, the meeting closed at 3.40pm.

CR P J HARMON

CHAIRPERSON

