



**WALGETT SHIRE COUNCIL
EXTRAORDINARY MEETING**

MINUTES

28 JUNE 2007

*Stephen McLean
General Manager*

**MINUTES OF THE EXTRAORDINARY MEETING OF THE
WALGETT SHIRE COUNCIL HELD IN THE WALGETT SHIRE COUNCIL CHAMBERS
ON THURSDAY, 28 JUNE 2007 COMMENCING AT 10.00 am**

PRESENT

Mr Vic Smith	Administrator
Mr Stephen McLean	General Manager
Mrs Emma Darcy	Manager Corporate Services
Mr Alan Nelson	Manager Engineering
Mr Ian Taylor	Projects Engineer
Mr Damien Ingle	Ingle and Associates
Ms Natalie Dunstan	Minute Secretary

Administrator Vic Smith welcomed those attending the meeting.

Prior to an invitation being extended to any member of the community to address matters listed within the Council Agenda, the Administrator provided the following address:-

ADMINISTRATORS FOREWORD

Thank you for all submissions for the Management Plan 2007/2008 – 2011/2012. All submissions have been carefully considered and I am pleased to advise that the following submissions have been included in the budget for 2007/2008:

- Demand Farming - \$20,000
- Burren Junction School of Arts Upgrade - \$30,000
- CCTV Project - \$150,000
- Lightning Ridge Visitor Information Centre additional subsidy - \$35,000
- Lightning Ridge Pool Maintenance - \$50,000
- Burren Junction Bore baths Camping Area - \$20,000
- Youth off the Streets - \$15,000
- Leonard Pavilion Upgrade - \$25,000
- Funding for TV transmission (GGsMA) - \$3,000
- Cumborah Playground equipment - \$12,500
- Carinda Hall - \$20,856

The Management Plan 2007/2008 – 2011/2012 clearly demonstrates the issues associated with aging infrastructure and Councils commitment towards capital expenditure over the next five years.

Council recognises the huge impact the drought has had on the rural sector and on the shire as a whole and empathises with rate payers who have been experiencing associated hardship. The decision to take up the 3.4% rate pegging is not taken lightly and has been extensively considered by Council. I am sure you will appreciate that Council has a number of priorities that need to be addressed, the least of which is aging infrastructure and the inability to fund asset replacement in the longer term.

The net impact after taking into account the excess of \$146,484 carried forward from 2006/2007 is \$18,067.21 less than the notional yield for 2006/2007 rating year. It is recognised that the drought may affect rate payers ability to pay rates in full or by quarterly instalment. If this is the case then I urge those who are affected to contact Council's rate staff in order that an agreement can be reached concerning payment.

Under Clause 120A(1) of the Local Government (General) Regulation 2005 Council can defer the utilisation of water exclusive values for rating purposes until such time as the council has received a general revaluation. Walgett Shire Council is due for a general revaluation in 2008. The rating model proposed for adoption includes the water exclusive values. Management have meet and discussed this model with representatives from various other external bodies including Namoi Water and Department of Lands where it was agreed that the proposed model was fair and equitable. Council will review the existing model once the general revaluation has been received.

The budgeted surplus of \$9.7 million is attributable to a number of variables. Council will receive \$5.6 million funding under the Strategic Regional Programme. This income due to be received early in the financial year will be applied against capital works over a three year period. Capital works in excess of \$11.8 million dollars is expected in 2007/2008, with a total of \$47.8 million over the next five years. These works will see a gradual depletion of cash reserves to such an extent that Council forecasts that an infrastructure loan of \$1 million will be required in 2011/2012. This reinforces that Council must source external funding in order to fund depreciation expense and ensure that infrastructure is replaced.

OPEN FORUM PRESENTATIONS

Mr Alan Friend

Mr Friend expressed concern regarding a meeting held between Local Member, Mr Kevin Humphries and Council's General Manager, Mr Stephen McLean regarding water issues.

Mr Friend was disappointed that the submission that he had supplied to Council had not been addressed and included in the Management Plan for consideration.

General Manager, Stephen McLean replied by advising Mr Friend that the meeting and the submission made by Mr Friend had not been abandoned, however Council was addressing the matters raised and had recently forwarded a letter of reply to Local Member, Mr Kevin Humphries seeking support for issues pertaining to the raising of Weir 11A, located on the Barwon River.

Mr Friend enquired about the different rates that were applied and in particular to those listed in the Statement of Rates.

Mr Cameron Rowntree

Mr Rowntree advised that he was addressing Council on behalf of the New South Wales Farmers Association and in particular was concerned with the proposed rate increase of 3.4%.

Mr Rowntree reiterated the detrimental effect that the drought was having on not only the farming community, but the entire Shire.

Mr Damien Ingle from Ingle Associates provided an overview on the rating model with the net impact being a 0.45% decrease in rates based on the notional yield. The impact on farmland properties will be between 0.44% and 0.55% decrease on average.

Mr Jack Baker

Telemetry Expenses

Mr Baker sought clarification on telemetry expenses totalling \$75,000 that had been included in the Management Plan 2007/2008 – 2011/2012 and in particular what the project involved.

Council's Project Engineer, Mr Ian Taylor provided an overview on the telemetry expenses included in Council's Management Plan and advised that Council had initiated the process for telemetry works. Mr Taylor advised that this project provides a management tool for data acquisition and remote operation of Council's Water and Sewerage Facilities.

It will monitor facilities including Pump Stations, Water Treatment Plants, and Reservoirs. It will immediately record and alert operators of plant failures (including power failures, critical water levels, and plant malfunctions), and record data required for reporting to the likes of the NSW Department of Water and Energy.

It will improve the efficiency of Council's Water and Sewerage businesses by reducing the number or call-outs and unnecessary inspections, reducing the response times to real plant failures, and by establishing a performance history of the equipment which can be used to implement a targeted program of maintenance and upgrade.

Information Technology Expenses

Mr Baker sought clarification on what was involved in the information technology expenses totalling \$2 Million dollars that had been included in the Management Plan 2007/2008 – 2011/2012.

General Manager, Stephen McLean advised Mr Baker that the expenses referred to in Council's Management Plan for information technology services was not at a cost of \$2 Million dollars, but a total cost of \$235,000.00.

Meeting Regarding Rating Matters

Mr Baker referred to a recent meeting held between Council Staff, Mr John Clements of Namoi Water and himself. Mr Baker advised that while they were pleased with the outcome following the meeting, a circular was issued from Department of Local Government the next day advising Council that an amendment had been made to the Local Government (General) Regulation 2005 to assist Councils in rating those properties defined as "irrigable" under Section 529 (4) of the *Local Government Act 1993*.

Mr Baker believed that the information provided in the report was not reflecting the correct information regarding the abovementioned matter.

Council's Manager Corporate Services, Mrs Emma Darcy replied to Mr Baker's comments and advised that Council was comfortable with the rating model being used.

170/07 - Rating of Land Affected by the Removal of Water for Valuation Purposes

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council that Council not apply Clause 120 A (1) of the Local Government (General) Amendment (Rates for Irrigable Land) Regulation 2007.

Carried.

171/07 – Budget and Management Plan 2007 / 2008 – 2011/2012

RESOLUTION: -

It was resolved on the Motion of the Administrator that:-

1. Council adopt the Management Plan 2007/2008 – 2011/2012 as presented.
2. Council adopt a 3.4% increase in the total levy for General Fund Rates.
3. The Fees and Charges 2007/2008 as listed in the report be adopted, with Council reserving the right to vary fees and charges of a commercial nature as circumstances require.
4. Council adopt the Budget 2007/2008 – 2011/2012 as presented.

Carried.

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172/07 – Making of 2007/2008 Rates and Charges

RESOLUTION: -

It was resolved on the Motion of the Administrator that the 2007/2008 rates and charges, in accordance with section 535 of the *Local Government Act 1993*, are as follows: -

ORDINARY RATES

Ordinary Business Rate, Walgett	2.881	\$ with minimum of \$360.00
Ordinary Residential Rate, Walgett	2.81138	\$ with minimum of \$360.00
Ordinary Business Rate, Lightning Ridge	1.44751	\$ with minimum of \$360.00
Ordinary Residential Rate, Lightning Ridge	1.38884	\$ with minimum of \$360.00
Ordinary Business Rate, Collarenebri	2.85	\$ with minimum of \$360.00
Ordinary Residential Rate, Collarenebri	2.72	\$ with minimum of \$360.00
Ordinary Business Rate, Burren Junction	7.939	\$ with minimum of \$315.00
Ordinary Residential Rate, Burren Junction	7.877083	\$ with minimum of \$315.00
Ordinary Business Rate, Carinda	3.39145	\$ with minimum of \$315.00
Ordinary Residential Rate, Carinda	1.9497	\$ with minimum of \$315.00
Ordinary Business Rate, Cumborah	1.97	\$ with minimum of \$315.00
Ordinary Residential Rate, Cumborah	1.94975	\$ with minimum of \$140.00
Ordinary Business Rate, Come-By-Chance	2.008935	\$ with minimum of \$140.00
Ordinary Business Rate, Rowena	2.008935	\$ with minimum of \$140.00
Ordinary Residential Rate, Come-By-Chance	1.949733	\$ with minimum of \$140.00
Ordinary Residential Rate, Rowena	1.949733	\$ with minimum of \$140.00
Ordinary Business Rate, Non-Urban	1.108908	\$ with minimum of \$140.00
Ordinary Residential Rate, Non-Urban	1.017835	\$ with minimum of \$140.00
Ordinary Business, Mining	6.2545	\$ with minimum of \$143.00
Ordinary Rural Rate	0.549585	\$ with minimum of \$160.00
Rural Irrigable 0 Rate	0.549455	\$ with minimum of \$160.00
Rural Irrigable 1 Rate	0.579889	\$ with minimum of \$160.00
Rural Irrigable 2 Rate	0.645843	\$ with minimum of \$160.00
Rural Irrigable 3 Rate	0.72875	\$ with minimum of \$160.00

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Rural Irrigable 4 Rate	0.86903	\$ with minimum of \$160.00
Rural Irrigable 5 Rate	0.971357	\$ with minimum of \$160.00
Rural Irrigable 6 Rate	1.214244	\$ with minimum of \$160.00
Rural Irrigable 7 Rate	1.621	\$ with minimum of \$160.00
Rural Irrigable 8 Rate	2.19448	\$ with minimum of \$160.00
Rural Irrigable 9 Rate	4.3456	\$ with minimum of \$160.00

Carried.

173/07 – Walgett Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Walgett Water charge, \$669.82 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

174/07 – Lightning Ridge Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Lightning Ridge Water charge, \$595.65 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

175/07 – Collarenebri Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Collarenebri Water charge, \$695.50 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

176/07 – Carinda Town Bore Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Carinda Town Bore Water charge, \$292.60 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

177/07 – Carinda Bore Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Carinda Bore Water charge, \$278.00 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

178/07 – Rowena Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Rowena Water charge, \$344.00 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

179/07 – Cumborah Water Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Cumborah Water charge, \$311.75 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

180/07 – Walgett Sewerage Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Walgett Sewerage charge, \$315.65 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

181/07 – Lightning Ridge Sewerage

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Lightning Ridge Sewerage charge, \$298.90 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

182/07 – Lightning Ridge Pump Assisted Sewerage Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Lightning Ridge Pump Assisted Sewerage charge, \$220.20 per assessment on lands subject to the charge in accordance with Section 501 and 541 of the Local Government Act 1993 and that application of the charge must be confirmed/approved by the engineering department.

Carried.

183/07 – Collarenebri Sewerage Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Collarenebri Sewerage charge, \$341.70 per assessment on lands subject to the charge in accordance with Section 501 of the *Local Government Act 1993*.

Carried.

184/07 – Domestic Waste Management Services

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Domestic Waste Management charge (availability charge) in accordance with Section 501 of the Local Government Act 1993, \$31.40 per annum and furthermore, the annual service charge (user pays charge) in accordance with Section 496 of the *Local Government Act 1993*, \$287.35 per annum.

Carried.

185/07 – Waste Management Services for Non-Residential Properties

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Waste Management Availability charge for Non-Residential Properties in accordance with Section 501 of the *Local Government Act 1993*, \$31.40.

Carried.

186/07 – Charge for Water Supplied to Non-Rateable Properties

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the charge for water supplied to non-rateable properties in accordance with Section 501 of the *Local Government Act 1993* the same as the charge applicable to rateable properties in the same service area.

Carried.

187/07 – Charges for Sewerage Services to Non-Rateable Properties

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the charge for sewerage services to non-rateable properties in accordance with Section 501 of the *Local Government Act 1993* the same as the charge applicable to rateable properties in the same service area, except for Lightning Ridge local sewerage area.

Carried.

188/07 – Charges for Sewerage Services to Lightning Ridge Local Sewerage Area Non-Rateable Properties

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the charge for sewerage services to non-rateable properties in accordance with Section 501 of the *Local Government Act 1993* \$220.20.

Carried.

189/07 – Walgett Pedestal Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Walgett Pedestal Charge for additional sewerage charges in accordance with the *Local Government Act 1993* on all properties satisfying the definition of a multiple dwelling property, \$315.65.

Carried.

190/07 – Lightning Ridge Pedestal Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Lightning Ridge Pedestal Charge for additional sewerage charges in accordance with the *Local Government Act 1993* on all properties satisfying the definition of a multiple dwelling property, \$298.90.

Carried.

191/07 – Collarenebri Pedestal Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Collarenebri Pedestal Charge for additional sewerage charges in accordance with the *Local Government Act 1993* on all properties satisfying the definition of a multiple dwelling property, \$341.70.

Carried.

192/07 – Walgett Cistern Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Walgett Cistern Charge in accordance with the *Local Government Act 1993*, \$49.45 multiplied by the number of WC's and each urinal.

Carried.

193/07 – Lightning Ridge Cistern Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Lightning Ridge Cistern Charge in accordance with the *Local Government Act 1993*, \$46.60 multiplied by the number of WC's and each urinal.

Carried.

194/07 – Collarenebri Cistern Charge

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council makes the Collarenebri Cistern Charge in accordance with the *Local Government Act 1993*, \$53.60 multiplied by the number of WC's and each urinal.

Carried.

195/07 – Interest

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council in accordance with Section 566 (3) of the *Local Government Act 1993*, to make the interest rate payable on overdue rates and charges 10.00% per annum for the 2007/2008 rating year.

Carried.

196/07 – Discount for Payment in Full

RESOLUTION: -

It was resolved on the Motion of the Administrator that Council in accordance with Section 563 of the *Local Government Act 1993*, to make the discount 3.6% for payment in full of total rates and charges (less any rebates) for ratepayers whose payments are received in full on or before the 31 August 2007.

Carried.

The meeting closed at 10.41 am

Confirmed by Council at its meeting on Tuesday, 17 July 2007.

Administrator

General Manager