

**Minutes of the Special Meeting of the Northern Areas Council held in the Council Chamber 94 Ayr Street, Jamestown on Monday 13 July 2015.**

**PRESENT:**

Members:

Cr. D.V. Clark (Mayor)  
Cr. M.J. Robinson (Deputy Mayor)  
Cr. B.J. Browne  
Cr. G.W. Lange  
Cr. H.J. Langes  
Cr. G.C. Moore  
Cr. S.V. Scarman  
Cr. W.J. Walden

Staff:

Colin Byles (Chief Executive Officer)  
David Rattley (Manager, Corporate Services)  
Peter Broughill (Manager, Engineering Services)  
James Lang (Manager, Community Development)  
Gabby Swearse (Planning Officer)  
David Cowin (Manager, Technical Services)  
Jenny Hillam (Administration Officer, CEO unit)  
Bernadette Semler (Executive Assistant)

**APOLOGIES:**

Cr. T.J. Zander

**ABSENT:** Nil

**MEETING COMMENCED:** 4 pm

**1. BUSINESS**

1.1 2015/16 Annual Business Plan, Budget and Rates

**(1) ADOPTION OF 2015/2016 ANNUAL BUSINESS PLAN**

**MOVED Cr. Browne SECONDED Cr. Scarman**  
**Pursuant to and in accordance with Section 123 of the Local Government Act 1999 and Regulation 6 of the Local Government (Financial Management) Regulations 2011, the Northern Areas Council, after considering all submissions made in accordance with Section 123(6) of the Local Government Act 1999 adopts the 2015/16 Annual Business Plan dated 13<sup>th</sup> July 2015 (contained in Attachment A to the Agenda report) for the financial year 2015/2016.**

**CARRIED 8191**

**(2) ADOPTION OF 2015/2016 BUDGET**

**MOVED Cr. Walden SECONDED Cr. Scarman**  
**Pursuant to and in accordance with Section 123 of the Local Government Act 1999, and Regulation 7 of the Local Government (Financial Management) Regulations 2011, the**

Northern Areas Council hereby adopts the 2015/2016 budget as contained in Attachment B, as amended, to the Agenda report, comprising:-

- Budgeted Income Statement
- Budgeted Balance Sheet
- Budgeted Statement of Changes in Equity
- Budgeted Statement of Cash Flows
- Budgeted Uniform Presentation of Finances
- Budgeted Statement Financial Indicators,

having considered the budget in conjunction with, and determined it to be consistent with, the Annual Business Plan.

**CARRIED 8192**

**(3) ADOPTION OF TEN YEAR LONG TERM FINANCIAL PLAN**

**MOVED Cr. Langes                      SECONDED Cr. Scarman**  
Pursuant to and in accordance with Section 122 of the Local Government Act 1999 (including subsections (1a)(a), (4)(a)(i) and (4)(b)), and Regulation 5 of the Local Government (Financial Management) Regulations 1999, the Northern Areas Council adopts the Ten Year Long Term Financial Plan for the period 2015-2025 as contained in Attachment B to the Agenda report.

**CARRIED 8193**

**(4) ADOPTION OF CAPITAL VALUATIONS**

**MOVED Cr. Moore                      SECONDED Cr. Scarman**  
The Northern Areas Council, in accordance with Section 167(2)(a) of the Local Government Act 1999, adopts for rating purposes for the year ending 30<sup>th</sup> June 2016 the most recent valuations available to the Council made by the Valuer-General of capital values in relation to all land in the area of the Council with the total of the valuations being \$1,388,501,360 comprising \$1,356,102,681 in respect of rateable land and \$32,398,679 in respect of non-rateable land before alteration.

**CARRIED 8194**

**(5) DECLARATION OF DIFFERENTIAL GENERAL RATES**

**MOVED Cr. Scarman                      SECONDED Cr. Langes**  
That having taken into account the general principles of rating contained in Section 150 of the Local Government Act 1999, and the requirements of Section 153(2) of the Local Government Act 1999, the Northern Areas Council declares, that in accordance with Sections 152(1)(c), 153(1)(b) and 156(1)(b) of the Local Government Act 1999, general rates for the financial year ending 30 June 2016 will consist of two components:

- (i) one being based on the value of the land subject to the rate (varying by reference to the locality of the land); and

(ii) the other being a fixed charge.

CARRIED 8195

**(5a) DECLARATION OF LAND VALUE COMPONENT**

**MOVED Cr. Scarman                      SECONDED Cr. Langes**  
The Northern Areas Council declares the following general rate component based upon the assessed capital values of all rateable land within the Council area for the financial year ending 30 June 2016, the said general rate component to vary by reference to locality in which the rateable land is situated:

- (1) 0.3050 cents in the dollar on rateable land in the "Rural" location, being all land zoned as "Primary Production", "Rural Landscape Protection" and "Forestry" in the Northern Areas Council Development Plan consolidated 12th February 2015; and**
- (2) 0.3960 cents in the dollar on rateable land in the "Urban" location, being all land other than that zoned as "Primary Production", "Rural Landscape Protection" and "Forestry" in the Northern Areas Council Development Plan consolidated 12th February 2015.**

CARRIED 8196

**(5b) DECLARATION OF FIXED CHARGE COMPONENT**

**MOVED Cr. Browne                      SECONDED Cr. Scarman**  
The Northern Areas Council declares a general rate fixed charge component of \$340.00 in respect of each separate piece of rateable land for the financial year ending 30 June 2016.

CARRIED 8197

**(6) RESIDENTIAL GENERAL RATES CAP**

**MOVED Cr. Walden                      SECONDED Cr. Browne**  
Pursuant to and in accordance with Section 153(3) of the Local Government Act 1999, the Council has determined not to fix a maximum increase in the general rate to be charged on the principal place of residence of a principal ratepayer.

CARRIED 8198

**(7) DECLARATION OF ANNUAL SERVICE CHARGES**

**(7a) Waste Collection Annual Service Charge**

**MOVED Cr. Lange                      SECONDED Cr. Langes**  
Pursuant to Section 155 of the Local Government Act 1999, the Northern Areas Council declares an Annual Service Charge based on the nature of the service and the level of usage of the service of \$210.00 for the financial year ending 30 June 2016 in respect of all land to which it provides or makes available the prescribed service of the collection and disposal of domestic and commercial waste (such land being

within the townships of Jamestown, Spalding, Caltowie, Tarcowie, Stone Hut, Laura, Gladstone, Georgetown, Gulnare and Yacka) on the basis that the sliding scale provided for in Regulation 13 of the Local Government (General) Regulations 2013 will be applied to reduce the service charge payable as prescribed.

CARRIED 8199

(7b) Community Wastewater Management Systems Annual Service Charge

MOVED Cr. Scarman SECONDED Cr. Moore  
Pursuant to Section 155 of the Local Government Act 1999, and in accordance with Community Wastewater Management Systems Property Units Code as provided at Regulation 12 of the Local Government (General) Regulations 2013, the Northern Areas Council declare an Annual Service Charge for the financial year ending 30 June 2016 based on the nature of the service and the level of usage of the service and varying according to whether the land is vacant or occupied in respect of all land to which it provides or makes available the prescribed services known as Community Wastewater Management Systems as follows:

- \$429.00 per unit in respect of each piece of occupied land to which the Council provides or makes available the Jamestown Community Wastewater Management Systems;
- \$348.00 per unit in respect of each piece of vacant land to which the Council provides or makes available the Jamestown Community Wastewater Management Systems;
- \$429.00 per unit in respect of each piece of occupied land to which the Council provides or makes available the Laura Community Wastewater Management Systems;
- \$348.00 per unit in respect of each piece of vacant land to which the Council provides or makes available the Laura Community Wastewater Management Systems;
- \$429.00 per unit in respect of each piece of occupied land to which the Council provides or makes available the Moyletown area of Jamestown Community Wastewater Management Systems;
- \$348.00 per unit in respect of each piece of vacant land to which the Council provides or makes available the Moyletown area of Jamestown Community Wastewater Management Systems;

- \$429.00 per unit in respect of each piece of occupied land to which the Council provides or makes available the Gladstone Community Wastewater Management Systems;
- \$348.00 per unit in respect of each piece of vacant land to which the Council provides or makes available the Gladstone Community Wastewater Management Systems.

**CARRIED 8200**

**(8) DECLARATION OF REGIONAL NRM LEVY**

**MOVED Cr. Walden                      SECONDED Cr. Moore**  
Pursuant to Section 95 of the Natural Resources Management Act 2004 and Section 154 of the Local Government Act 1999, and in order to reimburse the Council for amounts contributed to the Northern Yorke Natural Resources Management Board, being \$194,180.00, the Northern Areas Council, for the financial year ending 30 June 2016, declares a separate rate of 0.0144 cents in the dollar, based on the assessed capital value on all rateable land in the area of the Council and of the Northern Yorke Natural Resources Management Board.

**CARRIED 8201**

**(9) DECLARATION OF DISCRETIONARY REBATE (RATE CAPPING)**

**MOVED Cr. Scarman                      SECONDED Cr. Moore**  
In accordance with the powers contained in Section 166(1)(l)(i) of the Local Government Act 1999 and to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to rapid changes or anomalies in valuations, a rebate of general rates for the 2015/2016 financial year will be granted upon application by a principal ratepayer of rateable property (subject to the conditions below) where the amount of increase in the general rates payable in respect of the property for the 2015/2016 financial year is more than 50% of the general rates payable for the 2014/2015 financial year. The amount of the rebate will be the difference between the amount of general rates imposed for the 2015/2016 financial year and the amount of rates that were due to be paid for the 2014/2015 financial year plus 50% of those rates. Provided, however, that the rebate will not apply where:  
(a) ownership of the property has changed since 1 July 2014; or  
(b) improvements have been made on the property since 1 July 2014 with a value in excess of \$20,000.  
Applications for this rate capping rebate must be received on or before 31 August 2015.

**CARRIED 8202**

**(10a) DECLARATION OF DISCRETIONARY REBATE (COMMUNITY BENEFIT)**

**MOVED Cr. Scarman SECONDED Cr. Moore**  
Pursuant to Sections 159(3) and 166(1)(j) of the Local Government Act 1999, being of the opinion that the land listed below is being used by an organisation that provides a benefit or service to the local community, and having taken into account the matters set out in Section 166(1a) of the Local Government Act 1999, the Northern Areas Council grants the following organisations a 100% rebate of the rates assessed for the 2015/2016 financial year:

| <b>Assess No.</b> | <b>Organisation</b>  |
|-------------------|--|
| <b>A1876</b>      | <b>Tarcowie Progress Association Inc</b>                       |
| <b>A2586</b>      | <b>Gladstone Senior Citizens Club Inc</b>                      |
| <b>A2846</b>      | <b>Laura Folk Fair Committee Inc</b>                           |
| <b>A3339</b>      | <b>Andrews Tennis Club Association Inc</b>                     |
| <b>A362</b>       | <b>Caltowie Memorial Hall &amp; Progress Association Inc</b>   |
| <b>A364</b>       | <b>Caltowie Memorial Hall &amp; Progress Association Inc</b>   |
| <b>A4350</b>      | <b>Spalding Tennis Club Inc</b>                                |
| <b>A4351</b>      | <b>Spalding Tennis Club Inc</b>                                |
| <b>A4610</b>      | <b>Bundaleer Progress Association Inc</b>                      |
| <b>A484</b>       | <b>Belalie East Memorial Hall Inc</b>                          |
| <b>A902</b>       | <b>Mannanarie Public Hall Inc</b>                              |
| <b>A903</b>       | <b>Mannanarie Public Hall Inc</b>                              |
| <b>A2481</b>      | <b>Gladstone Community Development &amp; Tourism Assoc Inc</b> |
| <b>A1234</b>      | <b>Jamestown Bowling Club Inc</b>                              |
| <b>A2366</b>      | <b>Gladstone Bowling Club Inc</b>                              |
| <b>A2420</b>      | <b>Gladstone Bowling Club Inc</b>                              |
| <b>A2825</b>      | <b>Laura Bowling Club Inc</b>                                  |
| <b>A356</b>       | <b>Caltowie Bowling Club Inc</b>                               |
| <b>A357</b>       | <b>Caltowie Bowling Club Inc</b>                               |
| <b>A4347</b>      | <b>Spalding Golf Club Inc</b>                                  |
| <b>A4609</b>      | <b>Jamestown Golf Club Inc</b>                                 |
| <b>A862</b>       | <b>Tarcowie Golf Club Inc</b>                                  |
| <b>A217</b>       | <b>Jamestown Pistol Club Inc</b>                               |
| <b>A115</b>       | <b>Jamestown Racing Club Inc</b>                               |
| <b>A1313</b>      | <b>RSL &amp; Combined Services Club Inc</b>                    |
| <b>A938</b>       | <b>Tarcowie Landcare Services</b>                              |

**CARRIED 8203**



1.2 Confidential Item – CEO Performance Management Panel

**MOVED Cr. Moore                      SECONDED Cr. Walden**  
That pursuant to section 90 (2) of the Local Government Act 1999, the Council orders that all members of the public, except Colin Byles (Chief Executive Officer), Bernadette Semler (Executive Assistant) be excluded from attendance at the meeting for Agenda Item 1.2 – Confidential Item CEO Performance Management Panel.

That Council is satisfied that pursuant to section 90 (9) (b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is related to the employment performance of the staff member.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because of the item is related to the employment performance of a staff member.

**CARRIED 8208**

Release of Confidential Item – Appointment of CEO

**MOVED Cr. Walden                      SECONDED Cr. Browne**  
That Colin Byles be appointed as the CEO of Northern Areas Council at the end of the probation period in accordance with the terms of the CEO employment contract.

**CARRIED 8215**

**2. MEETING CLOSURE**

There being no further business the Mayor declared the meeting closed at 5.24 pm

Confirmed at the Ordinary Meeting held on 21 July 2015

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Mayor