



EXTRAORDINARY MEETING OF COUNCIL

Held on

Wednesday, 29 July 2020
4pm

at

Armidale Council Chamber

PRESENT: Mr VHR (Viv) May PSM (Interim Administrator)

IN ATTENDANCE: Ms Susan Law (Chief Executive Officer), Mr Scot MacDonald (Director Businesses & Services), Leah Cook (Acting Director of Organisational Development and Governance), Scott Waterson (Principal Advisor Governance & Risk), Ms Kelly Stidworthy (Manager Financial Services), Owen Hedger (IT Officer) and Ms Stacey Drew (Executive Policy Advisor).

MINUTES

1. CIVIC AFFIRMATION AND ACKNOWLEDGEMENT OF COUNTRY
The Interim Administrator acknowledged Civic Affirmation
2. STATEMENT IN RELATION TO LIVE STREAMING OF COUNCIL MEETING
3. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS
4. DISCLOSURES OF INTERESTS
5. PUBLIC FORUM (HAVE YOUR SAY)
6. CONFIRMATION OF MINUTES
7. MAYORAL MINUTE
8. NOTICES OF MOTION
9. REPORTS FOR DECISION - LEADERSHIP FOR THE REGION

9.1 FOR DECISION: Integrated Planning and Reporting - Adoption of 2020/2021 Operational Plan, Resourcing Strategy, Revenue Policy and Fees and Charges

Ref: AINT/2020/22289 (ARC19/3619)

Manager Financial Services introduced the item with the following commentary.

2020/21 Budget and Operational Plan

The report on the 2020/21 budget and operational plan contains detail on the submissions received and a copy of all submissions is provided in the report attachment.

In response to the submissions provided, the report recommends and assumes an amendment to the Rural Waste Management Charge former Guyra Shire Council LGA from the proposed \$144 to \$83. A policy position had previously been determined to phase this charge in over five years and 2020/21 would be the third year. The amendment is to bring the proposed increase in this charge back into line with the five year implementation timeframe.

A number of submissions were also received on the Waterfall Way Landfill Levy and Operation Charge. By way of background, all properties in the former Armidale Shire Council LGA have been paying a levy that funds the capital cost of the Waterfall Way landfill for many years. In 2020/21 all waste across the LGA will be diverted to this landfill and it was proposed that the levy covering the capital cost should be applied to properties in the former Guyra Shire Council LGA for the first time. In addition, the landfill is estimated to cost \$840,000 to operate and maintain and it was proposed to cover this cost through the application of an Operation charge to all properties.

The submissions on these charges centered around the application of the charges to farmland properties in the former Guyra Shire Council LGA. Feedback from village community engagement sessions identified that specific objections centered around, application of the charges to ratepayers who own multiple farmland properties, and where such properties do contain a dwelling.

Council has limited options available to amend charges following the public advertising period without creating a negative impact on the budget. With this in mind, the number of farmland properties that would fall into such a category has been reviewed.

This analysis has shown that there are around 30 farmland properties, that are in the former Guyra Shire Council LGA, without a dwelling, owned by ratepayers who own multiple farmland properties.

Council is not able to levy a charge based on whether a ratepayer owns multiple properties. Amending the charges now to not apply to all farmland properties that do not contain a dwelling would result in a negative impact on the budget in the order of \$80,000. For this reason, and considering the low number of properties identified, no change to the proposed application of the Waterfall Way Landfill Levy and Operation Charge to farmland properties has been recommended in the report.

Submissions were also received on proposed changes to water usage charges. These centered on the impact on households and ability to pay.

The 2019/20 financial year has seen a significant negative impact on the Water Reserve due to drought, which is estimated to have cost around \$6.3m including a reduction in revenue from

water usage charges in the order of \$3m. The Water Reserve needs to be maintained at a sustainable level and this has necessitated a review of water pricing to reflect lower usage levels, which are expected to continue for the next 12 months.

As a result, water usage charges have been increased so that the revenue generated in the 2020/21 financial year is at a similar level prior to the drought. This will enable funding in the Water Reserve to be replenished and provide funding for asset renewal and replacement and respond to drought conditions should climatic conditions not improve.

While water usage charges have been increased for 2020/21 most customers should experience water charges at a similar level to 2017/18 and 2018/19. The aim has been to simply bring the average water charge back up to pre-drought levels, not beyond that. Therefore the proposed water usage charges should not cause additional hardship to customers when measured against pre-drought levels.

As a result, no change to the level of water usage charges has been recommended in the report. Further details on submissions and staff recommendations in response to those submissions is contained in the report.

The 2020/21 budget was prepared in challenging circumstances with the impacts of COVID-19 shutdowns having a significant impact on the community and also Council's revenue. These impacts are estimated at this stage to negatively impact the 2020/21 budget by \$925,000 in lost revenue. This is in the context of continuing to deal with the impacts of drought and bushfires. As a result, it has not been possible to forecast an operating surplus for the 2020/21 financial year. The forecast 2020/21 operating deficit is \$2.3m.

COVID-19 has created significant uncertainty about the future economic environment. An estimate of further impacts on the 2020/21 budget should the economy not stabilise is that a further \$700,000 in revenue is at risk.

For this reason, Council has included a provision in the 2020/21 budget to allow for an increase in unrestricted cash of approximately \$1 million.

While the outlook for the 2020/21 budget probably seems fair given the circumstances, the budget is predicated on the achievement of a number of internal efficiency measures and does not include provision for unexpected events such as natural disasters. For these reasons, it will be necessary to ensure that expenditure is closely monitored and controlled and that adherence to budgets is paramount.

The outlook for Council's financial position over the next few years is poor. A consistent operating deficit is forecast as is deterioration in the unrestricted cash position. Both of these are key indicators of financial sustainability. These forecasts include retention of the temporary Special Rate Variation beyond 30 June 2021, which is around 10% of Council's ordinary rate revenue. The outlook for the building and infrastructure renewals ratio, another key indicator, is also well below the required benchmark. These factors demonstrate that there needs to be a continual focus on Council's financial position and underlying cash reserves. It will be necessary to take a long term view on decisions relating to service levels and prioritisation of funding.

Another immediate challenge on the horizon is the expiry of Council's temporary Special Rate Variation as at 30 June 2021. This is worth \$1.6 million per year and if it is not renewed or a replacement source of funding is not found then Council would run

out of untied cash reserves within 2 years. As a recurrent source of funding, this would create significant ongoing impacts to Council services and funding available to maintain essential assets.

Whilst the current outlook for Council's financial position is sobering, it would be remiss of me not to highlight that there are a range of projects identified in the 2020/21 Operational Plan aimed at driving economic growth and job creation in the region. Underpinning the 2020/21 budget is a \$40 million capital program and this includes a number of landmark projects such as stage 1 of the construction of the new PreSchool and Long Daycare Centre in Guyra, stages 2 and 3 of the Guyra Main Street upgrade, completion of Stage 1 of the Armidale Regional Airport Business Park and stage 1 of the Hydrotherapy and Regional Health Complex in Armidale. This is a snapshot of some of the great projects that Council will be delivering in 2020/21. Getting to this point on these projects has involved years of planning and hard work by many people including Council staff and Councillors and it is important to recognise their contribution in the formalisation of this budget today.

In closing, I recommend that the documents that constitute the 2020/21 Integrated Planning and Report framework be adopted by Council today. Could I also please request that these comments are added to the minutes to this meeting.

RECOMMENDATION:

That Council:

- a) Receive and note the submissions contained in the report on the following Integrated Planning and Reporting documents:
 - Draft Operational Plan 2020-2021;
 - Draft Resourcing Strategy 2020-2021;
 - Draft Revenue Policy 2020-2021; and
 - Draft Fees and Charges 2020-2021.
- b) Endorse the final 2020-2021 Integrated Planning and Reporting documents, including amendments made following public exhibition, as outlined in this report, and which include:
 - Operational Plan 2020-2021;
 - Resourcing Strategy 2020-2021;
 - Revenue Policy 2020-2021; and
 - Fees and Charges 2020-2021.

171/20

RESOLVED

Moved and declared carried by the Interim Administrator

That Council:

- a) **Receive and note the submissions contained in the report on the following Integrated Planning and Reporting documents:**
 - **Draft Operational Plan 2020-2021;**
 - **Draft Resourcing Strategy 2020-2021;**
 - **Draft Revenue Policy 2020-2021; and**
 - **Draft Fees and Charges 2020-2021.**
- b) **Endorse the final 2020-2021 Integrated Planning and Reporting documents, including amendments made following public exhibition, as outlined in this report, and which**

include:

- **Operational Plan 2020-2021;**
- **Resourcing Strategy 2020-2021;**
- **Revenue Policy 2020-2021; and**
- **Fees and Charges 2020-2021.**

c) For the 2020-21 rating year and upon notification of amalgamation of Vacant Farmland Properties by the NSW Valuer Generals Department, Council will Credit the Waterfall Way Regional Landfill Levy and Waterfall Way Regional Landfill Operation Charge levied on the Vacant Farmland Property for the affected Rate Assessments from 1 July 2020, provided that the Rate Assessments were held by the same owner as at 1 July 2020.

d) Receive a report on the status of Council's position on the New England Rail Trail noting that \$25,000 is contained in the budget for consultancy work.

e) Receive a report on the \$750,000 per annum in direct financial support to community groups and for community wellbeing initiatives as noted in the Resourcing Strategy.

f) Note that the Workforce Management Plan 2018-2022 is dated and in need of update and report to Council within the next 6 months.

g) Quarantine player levies of approximately \$40,000 held by it and a discussion paper be prepared for both Council and the Sports Council to better understand and define roles to ensure a cooperative and productive relationship going forward for the benefit of community sport.

h) That \$5000.00 be allocated towards the preparation of a business plan for the proposed Australian Transport Museum in the airport business park subject to agreement with the company on a brief and determination of a consultant.

i) With a view to commencing dialogue and a better understanding of the not for profit, cultural and sporting groups' current lease and occupancy arrangements, prepare a discussion paper. The paper should provide options on the most equitable, consistent and possibly tiered lease and/or occupancy agreements that serve the interests of both the occupier of the facility or property and the wider community, with specific recognition of volunteering.

9.2 FOR DECISION: Administrators delegations and expenses

Ref: AINT/2020/24423 (ARC20/4191)

Principal Advisor Governance & Risk introduced the item.

RECOMMENDATION:

- a) That all current delegations to the Office of Mayor be made to the Interim Administrator.
- b) That the Councillors Expenses and Facilities Policy be extended to include Administrator expenses.

172/20

RESOLVED

Moved and declared carried by the Interim Administrator

- a) **That all current delegations to the Office of Mayor be made to the Interim Administrator.**
- b) **That the Councillors Expenses and Facilities Policy be extended to include Administrator expenses.**
- c) **All references in the documents to the CEO be altered to General Manager.**

10. REPORTS FOR DECISION - GROWTH, PROSPERITY AND ECONOMIC DEVELOPMENT

10.1 FOR DECISION: Making of Rates and Charges 2020/2021

Ref: AINT/2020/22591 (ARC17/1962)

Manager Financial Services introduced the item.

RECOMMENDATION:

- a) That Council adopt the 2.6% annual maximum rate peg as determined by the Independent Pricing and Regulatory Tribunal for application to Ordinary Rates for the year 1 July 2020 to 30 June 2021;
- b) That pursuant to Section 494 of the NSW Local Government Act 1993, Council make and levy the following Ordinary Rates for the year 1 July 2020 to 30 June 2021:

| Category and Sub-Category | Base Amount \$ | Base Amount % | Ad-Valorem Rate in the \$ |
|----------------------------------|----------------|---------------|---------------------------|
| Residential – Armidale | 467.60 | 41.56 | 0.004907 |
| Residential - Guyra | 238.00 | 45.04 | 0.004827 |
| Residential - Wollomombi | 200.00 | 34.71 | 0.016409 |
| Residential - Ebor | 200.00 | 35.96 | 0.008909 |
| Residential - Hillgrove | 200.00 | 33.23 | 0.017325 |
| Residential – Armidale Non Urban | 485.00 | 42.27 | 0.002464 |
| Residential – Guyra Non Urban | 258.80 | 42.08 | 0.002334 |
| Residential – Village | 170.00 | 46.44 | 0.004917 |
| Business – Armidale Non Urban | 737.30 | 48.16 | 0.003574 |
| Business – Armidale | 791.00 | 17.64 | 0.012987 |
| Business – Guyra | 409.80 | 44.55 | 0.008899 |
| Business – Guyra (Village) | 106.70 | 37.47 | 0.003625 |
| Industrial – Armidale | 882.20 | 18.14 | 0.012893 |
| Farmland - Armidale | 1,321.60 | 37.57 | 0.001895 |
| Farmland – Guyra | 468.00 | 16.24 | 0.001631 |
| Farmland – Guyra Intensive | 1,146.90 | 18.25 | 0.006939 |
| Mining - Armidale | 995.30 | 16.80 | 0.078334 |

- c) That pursuant to Section 501 of the NSW Local Government Act 1993, Council make and levy the following annual charge for Water Supply Services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|---------------------|----------|
| Water Access Charge | \$250.00 |

The water access charge will be applied as follows:

- Single Occupancy – a fixed service access charge will be applied per assessment.
 - Multiple Occupancy (Strata) – a fixed service access charge will be applied per flat/unit.
 - Multiple Occupancy (Community Title) – a fixed service access charge will be applied per flat/unit.
 - Multiple Occupancy (Non Strata) – a fixed service access charge will be applied per assessment.
- d) That pursuant to Section 502 of the NSW Local Government Act 1993, Council make and levy the following water usage charges for Water Supply Services for the year 1 July 2020 to 30 June 2021:

| Consumption Tarriff | Stepped Consumption Tariff per Quarter | \$ per Kilotitre | |
|---|--|------------------|--|
| Consumption Stepped Tarriffs | | | |
| – Armidale Residential and Commercial | 0 to 100 kilolitres | \$4.20 | |
| | 101 to 250 kilolitres | \$4.30 | |
| | Above 250 kilolitres | \$4.60 | |
| – Guyra Residential and Commercial | 0 to 25 kilolitres | \$0.00 | |
| | 26 to 100 kilolitres | \$4.00 | |
| | 101 to 250 kilolitres | \$4.10 | |
| – Armidale Haemodialysis | Above 250 kilolitres | \$4.40 | |
| | 0 to 100 kilolitres | \$4.20 | |
| | 101 to 250 kilolitres | \$4.30 | |
| – Guyra Haemodialysis | Above 250 kilolitres | \$4.60 | |
| | Untreated Water | | |
| | 0 to 100 kilolitres | \$4.20 | |
| | 101 to 250 kilolitres | \$4.30 | |
| | Above 250 kilolitres | \$4.60 | |
| Non-rateable and Non Profit Flat Rate Consumption Tariff | | | |
| – Non-rateable | N/A | \$4.60 | |
| – Non Profit - Sporting | N/A | \$4.60 | |
| Intensive Horticulture Flat Rate Consumption Tariff | | | |
| – Untreated Bulk Water | N/A | \$1.90 | |
| – Treated Bulk Water | N/A | \$2.90 | |

- e) That pursuant to Sections 501, 502, 551 and 552 of the NSW Local Government Act 1993, Council make and levy the following rates and annual charges for Sewerage Supply Services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|---|----------|
| These charges cover both Armidale and Guyra Sewerage Service Access Charges unless otherwise indicated. | |
| Residential – Sewerage Access Charge | \$465.00 |
| Unconnected Sewerage Access Charge | \$420.00 |
| Multiple Occupancy Residential | |
| – Water Closets | \$406.00 |
| Non-Residential – Sewerage Access Charge | |

| | |
|--|----------|
| - Minimum Rate | \$465.00 |
| - Ad Valorem Rate upon connection | \$0.0053 |
| *University/Further Education or similar | |
| - Water Closets | \$152.00 |
| - Urinals | \$68.00 |
| *Hotel, Motel or similar | |
| - Water Closets | \$152.00 |
| - Urinals | \$73.00 |
| *Hospital, School or similar | |
| - Water Closets | \$73.00 |
| - Urinals | \$68.00 |
| *Other Non-rateable properties | |
| - Water Closets (Armidale only) | \$140.00 |
| - Water Closets (Guyra only) | \$135.00 |
| - Urinals | \$68.00 |

*The charge will be the greater of the amount of the sewerage rate generated on the land using the ad valorem calculation or the multiple charges.

The sewerage access charge will be applied as follows:

- Single residential properties will be charged a single residential sewerage access charge.
- Multiple occupancy residential complexes will be charged a single residential sewerage access charge plus a flat/unit charge for each additional residential flat/unit.
- Commercial properties will be charged the minimum rate while unconnected, upon connection properties will be charged the minimum rate or the ad valorem rate (whichever is greater), with additional charges for multiple water closets and urinals.
- Vacant properties within Council's sewerage service area will be charged a single vacant sewerage access charge.

- f) That pursuant to Section 496 and 501 of the NSW local Government Act 1993, Council make and levy the following annual charges for Waste Management Services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|--|----------|
| Armidale Domestic Waste Management Service | |
| - Domestic Waste Service | \$400.00 |
| - Additional 140lt Service | \$150.00 |
| - Additional 240lt City to Soil Service | \$150.00 |
| - Vacant Domestic Waste Management Charge | \$144.00 |
| Guyra Domestic Waste Management Service | |
| - Domestic Waste Service - 140lt | \$400.00 |

| | |
|--|----------|
| - Additional 140lt Service | \$150.00 |
| - Additional 240lt City to Soil Service | \$150.00 |
| - Domestic Waste Service - 240lt | \$535.00 |
| - Vacant Domestic Waste Management Charge | \$144.00 |
| Commercial Waste Management | |
| - Commercial Waste Service | \$422.00 |
| - Commercial Organics (City to Soil) 240lt Service | \$150.00 |
| - Commercial Organics (City to Soil) 240lt Service Weekly | \$225.00 |
| - Commercial Organics (City to Soil) 240lt Service 3 x Weekly | \$495.00 |
| - Commercial Recycling Service Charge Weekly | \$155.00 |
| Rural Waste Management | |
| - Rural Waste Management Charge former Armidale Dumaresq Council LGA | \$144.00 |
| - Rural Waste Management Charge former Guyra Shire Council LGA | \$83.00 |
| Waterfall Way Regional Landfill | |
| - Waterfall Way Regional Landfill Levy | \$150.00 |
| - Waterfall Way Regional Landfill Operation Charge | \$65.00 |

A Vacant Domestic Waste Management Charge is to be levied on all rateable parcels of land within the domestic waste collection boundary, which do not have a dwelling and are zoned for residential use in the Local Environment Plan.

Multiple occupancy residential complexes (non-strata) will have a minimum number of full services equal to 50% of the number of flats. Therefore, a block of twelve (12) flats will have six (6) full services as a minimum.

A rural waste management charge will be levied on all rateable assessments which have a dwelling and do not receive a waste collection service.

The Waterfall Way Regional Landfill levy and operation charge will be levied on all rateable and non-rateable assessments.

- g) That pursuant to Section 501 of the NSW Local Government Act 1993, Council make and levy the following annual charge for drainage services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|--------------------------|---------|
| Armidale Drainage Charge | \$50.00 |

This charge will be levied on all properties within the Armidale City drainage catchment area.

- h) That pursuant to Section 496A of the NSW Local Government Act 1993, Council make and levy the following annual charge for stormwater management services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|------------------------------------|---------|
| Guyra Stormwater Management Charge | \$25.00 |

This charge will be levied on all properties in the township of Guyra.

- i) That pursuant to Section 566(3) of the NSW Local Government Act 1993, Council set the maximum rate of interest payable on overdue rates and charges determined by the Office of Local Government for the 2020/2021 financial year being:

0% per annum between 1 July 2020 and 31 December 2020 (inclusive); and

7% per annum between 1 January 2021 and 30 June 2021 (inclusive).

173/20

RESOLVED

Moved and declared carried by the Interim Administrator

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- c) That pursuant to Section 501 of the NSW Local Government Act 1993, Council make and levy the following annual charge for Water Supply Services for the year 1 July 2020 to 30 June 2021:

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- d) That pursuant to Section 502 of the NSW Local Government Act 1993, Council make and levy the following water usage charges for Water Supply Services for the year 1 July 2020 to 30 June 2021:

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|--|---|------------------|--------|
| Consumption Stepped Tarriffs | | | |
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| | 101 to 250 kilolitres | \$4.30 | |
| | Above 250 kilolitres | \$4.60 | |
| – Guyra Residential and Commercial | 0 to 25 kilolitres | \$0.00 | |
| | 26 to 100 kilolitres | \$4.00 | |
| | 101 to 250 kilolitres | \$4.10 | |
| – Guyra Haemodialysis | Above 250 kilolitres | \$4.40 | |
| | 0 to 100 kilolitres | \$4.20 | |
| | 101 to 250 kilolitres | \$4.30 | |
| Untreated Water | Above 250 kilolitres | \$4.60 | |
| | Non-rateable and Non Profit Flat Rate Consumption Tariff | | |
| | – Non-rateable | N/A | \$4.60 |
| – Non Profit - Sporting | N/A | \$4.60 | |
| Intensive Horticulture Flat Rate Consumption Tariff | | | |
| – Untreated Bulk Water | N/A | \$1.90 | |
| – Treated Bulk Water | N/A | \$2.90 | |

- e) That pursuant to Sections 501, 502, 551 and 552 of the NSW Local Government Act 1993, Council make and levy the following rates and annual charges for Sewerage Supply Services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|---|----------|
| These charges cover both Armidale and Guyra Sewerage Service Access Charges unless otherwise indicated. | |
| Residential – Sewerage Access Charge | \$465.00 |
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| Multiple Occupancy Residential | |
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| – Minimum Rate | \$465.00 |
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| *University/Further Education or similar | |
| – Water Closets | \$152.00 |
| – Urinals | \$68.00 |
| *Hotel, Motel or similar | |
| – Water Closets | \$152.00 |
| – Urinals | \$73.00 |
| *Hospital, School or similar | |
| – Water Closets | \$73.00 |
| – Urinals | \$68.00 |
| *Other Non-rateable properties | |
| – Water Closets (Armidale only) | \$140.00 |
| – Water Closets (Guyra only) | \$135.00 |
| – Urinals | \$68.00 |

*The charge will be the greater of the amount of the sewerage rate generated on the land using the ad valorem calculation or the multiple charges.

The sewerage access charge will be applied as follows:

- Single residential properties will be charged a single residential sewerage access charge.
- Multiple occupancy residential complexes will be charged a single residential sewerage access charge plus a flat/unit charge for each additional residential flat/unit.
- Commercial properties will be charged the minimum rate while unconnected, upon connection properties will be charged the minimum rate or the ad valorem rate (whichever is greater), with additional charges for multiple water closets and

urinals.

- **Vacant properties within Council's sewerage service area will be charged a single vacant sewerage access charge.**

f) **That pursuant to Section 496 and 501 of the NSW local Government Act 1993, Council make and levy the following annual charges for Waste Management Services for the year 1 July 2020 to 30 June 2021:**

| Charge Description | Charge |
|--|---------------|
| Armidale Domestic Waste Management Service | |
| - Domestic Waste Service | \$400.00 |
| - Additional 140lt Service | \$150.00 |
| - Additional 240lt City to Soil Service | \$150.00 |
| - Vacant Domestic Waste Management Charge | \$144.00 |
| Guyra Domestic Waste Management Service | |
| - Domestic Waste Service - 140lt | \$400.00 |
| - Additional 140lt Service | \$150.00 |
| - Additional 240lt City to Soil Service | \$150.00 |
| - Domestic Waste Service - 240lt | \$535.00 |
| - Vacant Domestic Waste Management Charge | \$144.00 |
| Commercial Waste Management | |
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| - Commercial Organics (City to Soil) 240lt Service Weekly | \$225.00 |
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| - Commercial Recycling Service Charge Weekly | \$155.00 |
| Rural Waste Management | |
| - Rural Waste Management Charge former Armidale Dumaresq Council LGA | \$144.00 |
| - Rural Waste Management Charge former Guyra Shire Council LGA | \$83.00 |
| Waterfall Way Regional Landfill | |
| - Waterfall Way Regional Landfill Levy | \$150.00 |
| - Waterfall Way Regional Landfill Operation Charge | \$65.00 |

A Vacant Domestic Waste Management Charge is to be levied on all rateable parcels of land within the domestic waste collection boundary, which do not have a dwelling and are zoned for residential use in the Local Environment Plan.

Multiple occupancy residential complexes (non-strata) will have a minimum number of

full services equal to 50% of the number of flats. Therefore, a block of twelve (12) flats will have six (6) full services as a minimum.

A rural waste management charge will be levied on all rateable assessments which have a dwelling and do not receive a waste collection service.

The Waterfall Way Regional Landfill levy and operation charge will be levied on all rateable and non-rateable assessments.

- g) That pursuant to Section 501 of the NSW Local Government Act 1993, Council make and levy the following annual charge for drainage services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|--------------------------|---------|
| Armidale Drainage Charge | \$50.00 |

This charge will be levied on all properties within the Armidale City drainage catchment area.

- h) That pursuant to Section 496A of the NSW Local Government Act 1993, Council make and levy the following annual charge for stormwater management services for the year 1 July 2020 to 30 June 2021:

| Charge Description | Charge |
|------------------------------------|---------|
| Guyra Stormwater Management Charge | \$25.00 |

This charge will be levied on all properties in the township of Guyra.

- i) That pursuant to Section 566(3) of the NSW Local Government Act 1993, Council set the maximum rate of interest payable on overdue rates and charges determined by the Office of Local Government for the 2020/2021 financial year being:

0% per annum between 1 July 2020 and 31 December 2020 (inclusive); and

7% per annum between 1 January 2021 and 30 June 2021 (inclusive).

11. REPORTS FOR DECISION - ENVIRONMENT AND INFRASTRUCTURE
Nil.

12. REPORTS FOR DECISION - OUR PEOPLE AND COMMUNITY

12.1 FOR DECISION: Special Rate Variation 2021/22 *Ref: AINT/2020/22311 (ARC17/2315)*

Manager Financial Services introduced the item.

RECOMMENDATION:

That Council commence investigation and an analysis of options for a Special Rate Variation, with the purpose of considering an application for a Special Rate Variation effective 1 July 2021, with a minimum outcome being retention of funding provided by the current temporary Special Rate Variation.

174/20

RESOLVED

Moved and declared carried by the Interim Administrator

That Council commence investigation and an analysis of options for a Special Rate Variation, with the purpose of considering an application for a Special Rate Variation effective 1 July 2021, with a minimum outcome being retention of funding provided by the current temporary Special Rate Variation.

12.2 FOR DECISION: Write Off Rates and Water Following Sale Of Land For Unpaid rates

Ref: AINT/2020/24287 (ARC16/0822)

Manager Financial Services introduced the item.

RECOMMENDATION:

- a) That an amount of \$68,341.76 be written off on Rates Assessment 13060-9 for 36 Uralla Road, Armidale; and
- b) That an amount of \$10,274.81 be written off for Water Charges on Water Assessment 30781-9 for 36 Uralla Road, Armidale.

175/20

RESOLVED

Moved and declared carried by the Interim Administrator

- a) **That an amount of \$68,341.76 be written off on Rates Assessment 13060-9 for 36 Uralla Road, Armidale; and**
- b) **That an amount of \$10,274.81 be written off for Water Charges on Water Assessment 30781-9 for 36 Uralla Road, Armidale.**

13. MATTERS OF AN URGENT NATURE

13.1 INTERIM ADMINISTRATOR MINUTE

At the last meeting of Council I noted that Mr John Rayner was to be appointed as Acting General Manager from 24 August 2020. I also noted that further advice on acting arrangements would be made given the gap between Ms Law's departure and Mr Rayner's commencement.

As delegations for such appointments have now been given to me, I wish to advise that Mr David Kerr will undertake the role from 31 July to 23 August. Mr Kerr's appointment has been made in consultation with Mr Rayner and he is being seconded from Northern Beaches Council in Sydney where he occupies the position of Director Community and Belonging.

I publicly note my appreciation of the Mayor and CEO of Northern Beaches Council for their assistance.

A number of residents have contacted me in relation to development matters outstanding with Council noting their frustration with time delays and I have met with several. In the meetings I have made it very clear that it is not my role, nor while I become involved or offer comment in the assessment of applications. This is clearly the responsibility of people who hold the requisite qualifications.

Mr Kerr is very well qualified to provide some general advice to me in relation to the processes used at Armidale Regional Council on the assessment of such development matters and I have asked for an overview to be prepared including the resourcing of the area. In consultation with Mr Rayner a decision will be made to ascertain if further third party intervention is required.

MOTION: INTERIM ADMINISTRATOR MINUTE

176/20

That the advices be received and the actions outlined in this Minute be endorsed.

Moved and declared carried by the Interim Administrator.

There being no further business the Interim Administrator declared the meeting closed at 4.32pm.

Confirmed

Viv May
Interim Administrator

Date 19 August 2020