

CITY OF PALMERSTON

**Minutes of a Special Council Meeting
held in Council Chambers
Civic Plaza, Palmerston
on Tuesday 25 July 2017 at 6.00pm.**

Mark Blackburn
Official Manager

Any member of Council who may have a conflict of interest, or a possible conflict of interest in regard to any item of business to be discussed at a Council meeting or a Committee meeting should declare that conflict of interest to enable Council to manage the conflict and resolve it in accordance with its obligations under the Local Government Act and its policies regarding the same.

Audio Disclaimer

An audio recording of this meeting is being made for minute taking purposes as authorised by City of Palmerston Policy MEE3 Recording of Meetings, available on Council's Website.

Acknowledgement of Traditional Ownership

I respectfully acknowledge the past and present Traditional Custodians of this land on which we are meeting, the Larrakia people. It is a privilege to be standing on Larrakia country.

1 PRESENT

Elected Member:	Mark Blackburn, Official Manager
Staff:	Ricki Bruhn, Chief Executive Officer Malcolm Jones, Acting Director of Technical Services Jan Peters, Director of Community Services Samantha Abdic, Communications Officer Tree Malyan, Minute Secretary
Gallery:	Russell Anderson, Investigator Lauren Roberts, NT News Ian Abbott 1 member of the public

2 APOLOGIES

Nil.

3 DEPUTATIONS/PRESENTATIONS

Nil.

4 OFFICER REPORTS

4.1 Certification of Assessment 2017/2018 8/1256

THAT Council receives Report Number 8/1256.

CARRIED 8/2813 – 25/07/2017

4.2 Review FIN25 Rating Policy 8/1257

1. THAT Council receives Report Number 8/1257.
2. THAT Council adopt the amended FIN25 Rating Policy.
3. THAT an independent review of Council's Rating Strategy be commissioned to inform a review of FIN 25 Rating Policy to be undertaken during the 2017/2018 financial year.

CARRIED 8/2814 – 25/07/2017

4.3 Review FIN20 Borrowing Policy 8/1258

1. THAT Council receives Report Number 8/1258.
2. THAT Council adopt the amended FIN20 Borrowing Policy.

CARRIED 8/2815 – 25/07/2017

4.4 Review FIN19 Financial Reserve Policy 8/1259

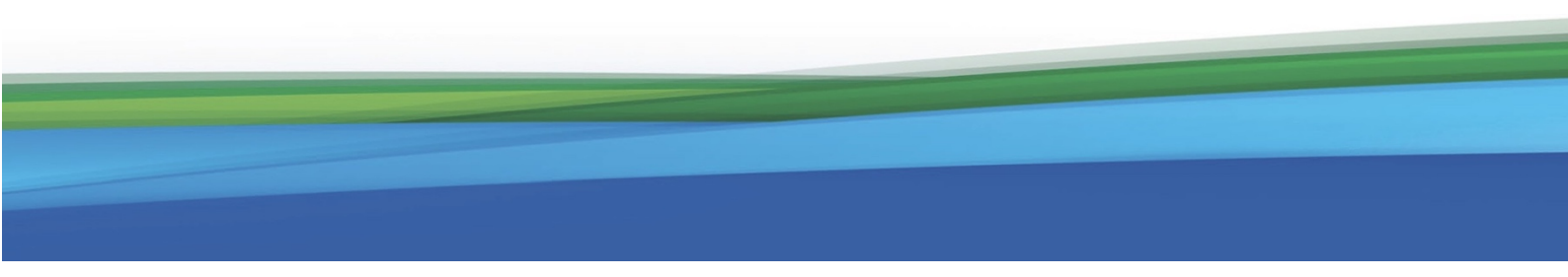
1. THAT Council receives Report Number 8/1259.
2. THAT Council adopt the amended FIN19 Financial Reserve Policy.

CARRIED 8/2816 – 25/07/2017

4.5 Municipal Plan 2017-2022 8/1260

1. THAT Council receives Report Number 8/1260.

CARRIED 8/2817 – 25/07/2017



4.5 Municipal Plan 2017-2022 (continued)

8/1260

SUSPENSION OF STANDING ORDERS

THAT Standing Orders be suspended to allow for open discussion.

CARRIED 8/2818 - 25/07/2017

Standing Orders were suspended at 6.11pm

REINSTATEMENT OF STANDING ORDERS

THAT Standing Orders be reinstated.

CARRIED 8/2819 - 25/07/2017

Standing Orders were reinstated at 6.23pm

2. THAT Council adopt the City of Palmerston Municipal Plan 2017-2022 as amended and included in Attachment A to Report Number 8/1260.
3. THAT Council adopt the Annual Budget 2017/18 as included in the Municipal Plan 2017-2022 in Attachment A to Report Number 8/1260 subject to the following alteration:-
 - On page 43 under Council Reserves by removing the transfer of \$1,000,000 from the Developer Funds in Lieu of Construction Reserve;
 - On Page 43 under Council Reserves by increasing the transfer from the Infrastructure Reserve from \$2,500,000 to \$3,500,000.
4. THAT Council adopt the Long Term Financial Plan 2017-2022 as amended and included in the Municipal Plan 2017-2022 in Attachment A to Report Number 8/1260.
5. THAT for the purposes of Section 103 of the Local Government Act, Council approve the Staffing Plan for 2017/2018 as provided on page 23 of the Municipal Plan 2017-2022 which includes:-
 - Such plan which provides for the employment of 75 full-time equivalent staff and a total budget for employee costs of \$6,914,980;
 - Noting that short-term projects may temporarily change the actual number of FTE's at any given time during the financial year.

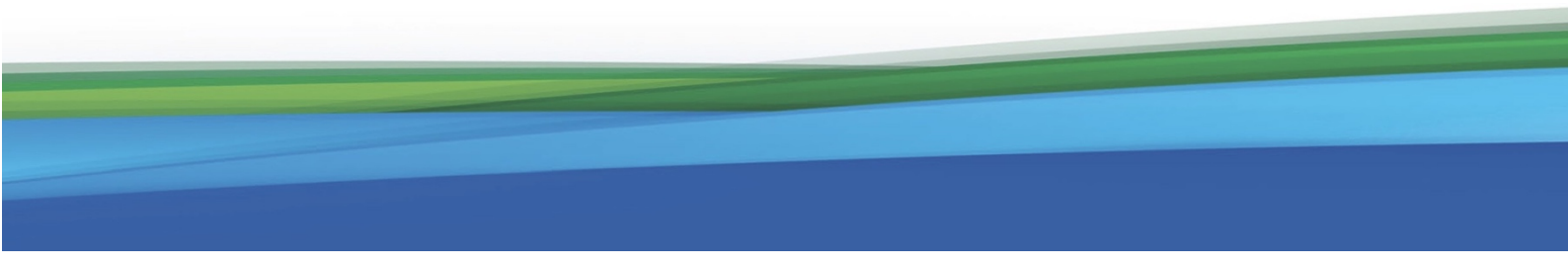
CARRIED 8/2820 - 25/07/2017

4.6 Declaration of Rates 2017/2018

8/1261

1. THAT Council receives Report Number 8/1261.

CARRIED 8/2821 - 25/07/2017



4.6 Declaration of Rates 2017/2018 (continued)

8/1261

RATES

Council makes the following declaration of rates pursuant to Sections 155, 156 and 157 of the Local Government Act 2016 ("the Act").

Adoption of Assessment

2. THAT pursuant to Section 149 of the Act, Council adopts the Unimproved Capital Value method as the basis of the assessed value of allotments within the Council area.

CARRIED 8/2822 – 25/07/2017

3. THAT the valuations as supplied by the Valuer-General being the most recent valuations available to Council for rateable purposes, making a total value of \$3,481,595,000 be adopted by Council for rating purposes for the financial year ending 30 June 2018.

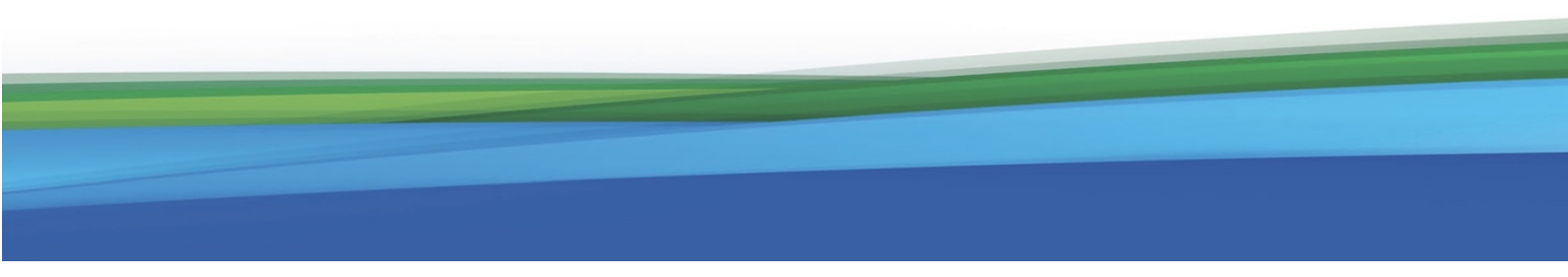
CARRIED 8/2823 – 25/07/2017

Declaration of Rates

4. THAT pursuant to Section 155 of the Local Government Act, Council declares that it intends to raise, for general purposes by way of rates, the amount of \$19,991,506 which will be raised by the application of a combination of differential valuation-based charges ("differential rates") with minimum charges ("minimum amounts") being payable in application of each of those differential rates for the financial year ending 30 June 2018 according to land use as defined in policy and shown in the assessment record as follows:
 - (1) With respect to all rateable land with a Residential Land Use in the suburb of Marlow Lagoon, a differential rate of 0.36152% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177 multiplied by:
 - a. The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act) on each allotment of land; or
 - b. The number 1,
 Whichever is greater.
 - (2) With respect to all rateable land with a Residential Land Use in the municipality other than in the suburb of Marlow Lagoon, a differential rate of 0.46355% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177 multiplied by:
 - a. The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act) on each allotment of land; or
 - b. The number 1,
 Whichever is greater.

- (3) With respect to all rateable land with a Commercial Land Use, a differential rate of 0.727736% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,191.12 multiplied by:
 - a. The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act) on each allotment of land; or
 - b. The number 1,Whichever is greater.
- (4) With respect to all rateable land with an Industrial Land Use, a differential rate of 0.33510% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,191.12 multiplied by:
 - a. The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act) on each allotment of land; or
 - b. The number 1,Whichever is greater.
- (5) With respect to all rateable land with a Vacant Land Use, a differential rate of 0.46355% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177 multiplied by:
 - a. The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act) on each allotment of land; or
 - b. The number 1,Whichever is greater
- (6) Pursuant to section 156 of the Act, Council declared the following special rate ("the City Centre Improvement Special Rate")
 - a. The purpose for which the City Centre Improvement Special Rate is to be imposed is to contribute to City Centre (as defined in Councils Master Plan) improvements it being the opinion of the Council that such improvements will be of special benefit to the ratepayers of the City Centre.
 - b. The amount to be raised by the City Centre Improvement Special Rate is \$200,000.
 - c. The City Centre Improvement Special Rate will be an amount of \$200.00 per car parking space.
 - d. The City Centre Improvement Special Rate will be levied on all rate-able land assessed to have a parking shortfall in the City Centre.
 - e. Proceeds of the City Centre Improvement Special Rate will be applied by the Council for the provision, operation and maintenance of land, facilities, services and enhancements for and in connection with any City Centre improvements.

CARRIED 8/2824 - 25/07/2017



Charges

Pursuant to Section 157 of the Act, Council declares the following charges in respect of waste management services it provides for the benefit of all residential land and the occupiers of such land within the Council area.

5. THAT Council intends to raise \$6,682,860 by the declaration of these charges. For the purposes of this paragraph:
 - *“residential dwelling” means a dwelling house, flat or other substantially self-contained residential unit or building on residential land and includes a unit within the meaning of the Unit Titles Act.*
 - *“residential land” means land used or capable of being used for residential purposes (but does not include land on which there is no residential dwelling).*

CARRIED 8/2825 – 25/07/2017

6. THAT Council declares a charge of \$530 per annum per residential dwelling in respect of kerbside garbage collection, recycling collection services and the waste transfer station provided to, or which Council is willing and able to provide to, each residential dwelling within the Council area. The Services are:
 - A kerbside collection service of two (2) garbage collection visits per week with a maximum of one 120 litre mobile bin;
 - A kerbside recycling collection service of one (1) visit per fortnight with a maximum of one 240 litre mobile bin per recycling collection service;
 - The provision, management and operation of a waste transfer station; and
 - The rehabilitation of a waste landfill site.

CARRIED 8/2826 – 25/07/2017

7. THAT Council declares an additional charge of \$149 per annum per residential dwelling that elects to upgrade the garbage collection service from a maximum of one 120 litre mobile bin to a maximum of one 240 litre mobile bin.

CARRIED 8/2827 – 25/07/2017

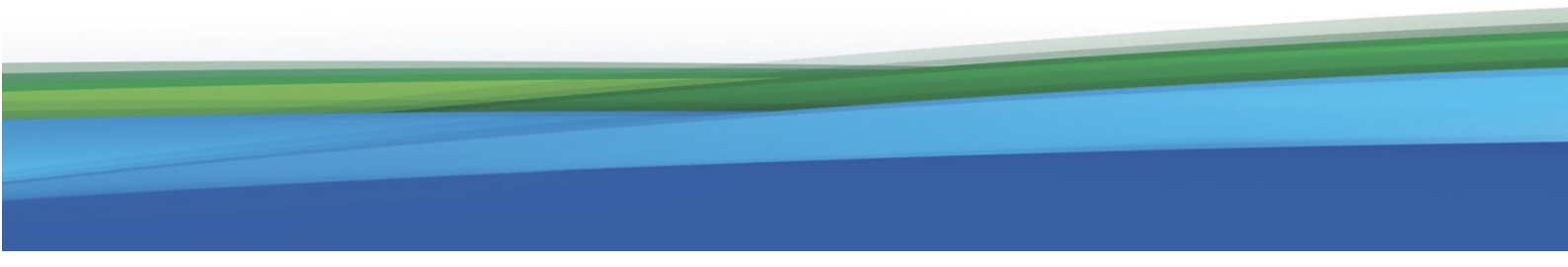
8. THAT Council declares a charge of \$240 per annum per residential dwelling in respect of properties with more than 25 units, where the property has its own waste collection service arrangements and meets the requirements in accordance with Council's policy TECH04, for the following services:
 - The provision, management and operation of a waste transfer station; and
 - The rehabilitation of a waste landfill site.

CARRIED 8/2828 – 25/07/2017

Relevant Interest Rate

9. THAT the relevant interest rate for the late payment of rates and charges is fixed in accordance with Section 162 of the Act at the rate of 18% per annum and is to be calculated on a daily basis.

CARRIED 8/2829 – 25/07/2017



Payment

10. THAT rates and charges may be paid by four (4) approximately equal instalments on the following dates, namely:

First Instalment	Friday, 29 September 2017
Second Instalment	Wednesday, 29 November 2017
Third Instalment	Monday, 29 January 2018
Fourth Instalment	Thursday, 29 March 2018

- a. Details of due dates and specified amounts will be listed on the relevant Notice of Rates and Charges.
- b. Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Notice of Rates and Charges.
- c. A ratepayer who fails to abide by such conditions may be sued for recovery of the principal amount of the rates and charges, late payment penalties, and costs reasonably incurred by Council in recovering or attempting to recover the rates and charges.

CARRIED 8/2830 - 25/07/2017

11. THAT in accordance with Section 160 of the Local Government Act, a cash incentive of \$3,000 be provided to encourage the prompt payment of rates and charges for the financial year ending 30 June 2018.

CARRIED 8/2831 - 25/07/2017

12. THAT the incentive be offered through the conduct of a draw to be known as the 'Early Bird Draw' whereby the City of Palmerston will offer a monetary prize to two successful recipients at \$1,500 each in accordance with the terms and conditions available on Council's website.

CARRIED 8/2832 - 25/07/2017

5 CONFIDENTIAL REPORTS

Nil.

6 CLOSURE

Meeting closed at 6.33pm.

