

**MINUTES
OF THE SPECIAL MEETING OF COUNCIL MEETING OF THE CITY OF
TEA TREE GULLY HELD ON TUESDAY 29 JUNE 2021 AT 6.34PM IN
THE COUNCIL CHAMBERS, 571 MONTAGUE ROAD, MODBURY**

1. Opening and Welcome

The Deputy Mayor read the Opening Prayer and Cr Sandy Keane read the Acknowledgement of Country Statement.

2. Attendance Record:

2.1 Present

Crs B Rankine, B Keane, J Lintvelt, L Jones, O Savvas, R Unger, D Wyld, L Petrie, R Coleman, P Field, S Keane and A Schlueter.

2.2 Apologies

His Worship Mayor K Knight

2.3 Leave of Absence

Nil

2.4 Record of Officers in Attendance

Mr J Moyle	Chief Executive Officer
Mr T Harfield	Director Assets & Environment
Mr R McMahon	Director Organisation Services & Excellence
Miss M Lay	Governance & Risk Administration Officer
Mr J Robbins	Manager Finance & Rating Operations
Ms R Baines	Team Leader Financial Accounting
Mr T Amato	Team Leader Communications, Marketing and Events

2.5 Record of Number of Persons in the Public Gallery

16 Attendees

2.6 Record of Media in Attendance

Nil

3. Public Forum

Ms Adla Mattiske spoke in relation to the Community Wastewater Management System.

4. Deputations - Nil

5. Presentations

5.1 Budget Adoption and Rates Declaration for Year Ending 30 June 2022 (D21/44786)

Ms Rebecca Baines, Council's Team Leader Financial Accounting and Mr Justin Robbins, Council's Manager Finance & Rating Operations provided an overview of the Draft Annual Business Plan for 2021-22 and associated matters.

6. Declaration of Conflict of Interests - Nil

7. Matters for Discussion

7.1 Budget Adoption and Rates Declaration for Year Ending 30 June 2022 (D21/36954)

Community Consultation Outcomes

Moved Cr Field, Seconded Cr Coleman

That Council notes the Community Engagement Outcomes Report in relation to the Draft Annual Business Plan 2021-2022 as detailed in Attachment 1 of the report entitled "Budget Adoption and Rates Declaration for Year Ending 30 June 2022" and dated 29 June 2021.

Carried Unanimously (914)

2. Variation to Fees and Charges Register for 2021-2022

Moved Cr Field, Seconded Cr B Keane

That Council adopts the variations to the Fees and Charges Register listed in 1.2 of the report entitled "Budget Adoption and Rates Declaration for Year Ending 30 June 2022" and dated 29 June 2021

Carried Unanimously (915)

3. Declaration of Service Charge for the Financial Year Ending 2022

During the debate, Cr Field sought leave of the meeting for an extension of debating time. Leave was granted.

Moved Cr Field, Seconded Cr Petrie

That pursuant to Section 155 of the Local Government Act 1999, that the method of recovery of costs relating to the management of Council's Community Wastewater Management Systems (CWMS) be by an annual service charge for the financial year ending 30 June 2022 be declared as follows:

1. \$505 per property unit against all vacant properties serviced by the Council managed CWMS, or

2. \$505 per property unit against all occupied properties serviced by the Council managed CWMS where the property is charged a SA Water sewer service charge, or
3. \$745 per property unit against all other occupied properties serviced by Council managed CWMS

in respect of the financial year ending 30 June 2022 and in accordance with the following conditions:

- a) That all CWMS managed by the City of Tea Tree Gully be consolidated as one scheme for the purposes of costing and recovery of costs incurred with regards to the level of usage of the system.
- b) That the method of collecting the annual service charge for community wastewater management scheme be the same as the method used for the collection of general rates.
- c) The annual service charge per property unit, is calculated using the following method:
 - i. That a service charge/s be made against each property benefiting from Council's CWMS to recover the cost pursuant to Section 155 (5) of the Local Government Act 1999; and
 - ii. That each property unit so charged shall pay an equal amount, that is, a mean average service charge but varied according to whether the relevant land is vacant or occupied; and
 - iii. That each property unit be based on the Code for Establishing and Applying Property Units as a Factor for the Imposition of Annual Services Charges for Community Wastewater Management Systems in accordance with Regulation 12 of the Local Government (General) Regulations 2013.

That Council authorises a refund of a portion of the annual service charge for the remainder of the year for CWMS customers when SA Water transitions the Customer from Council's CWMS system to SA Water operated sewer systems.

Carried (916)

Cr Field called for a Division

The Deputy Mayor declared the vote set aside

The following members voted in the affirmative:

Crs Coleman, S Keane, B Keane, Wyld, Petrie, Schlueter, Lintvelt, Savvas, Rankine and Field

The following member voted in the negative:

Cr Unger

The Deputy Mayor declared the motion **carried**.

4. Variation to Capital Works Program for 2021-2022

Moved Cr Field, Seconded Cr Schlueter

That Council adopts the variations to the Capital Works Program listed in Section 1.3 of the report titled "Budget Adoption and Rates Declaration for Year Ending 30 June 2022" and dated 29 June 2021 which are to be included in the Annual Business Plan 2021-2022 subject to the following additional variations:

- a. Project numbers 220188 and 220175 to be re-named "*Linear Park Toilets – Location to be determined by Council*"
- b. Project number 210202 Lighting – Streetlighting changeover to LED to be reduced by \$262k to support a reduced increase in the CWMS service charge revenue.

Carried (917)

5. Adoption of the Financial Budget for Year Ending 30 June 2022

During the debate, Cr Field sought leave of the meeting for an extension of debating time. Leave was granted.

Moved Cr Field, Seconded Cr Schlueter

That pursuant to the provisions of Section 123 of the Local Government Act 1999, and Regulation 6 of the Local Government (Financial Management) Regulations 2011, and having considered all submissions received in accordance with Section 123 (6) of the Local Government Act, 1999, the financial budget for the Financial Year Ending 30 June 2022 as presented in Attachment 2 of the report titled "Budget Adoption and Rates Declaration for Financial Year Ending 30 June 2022" and dated 29 June 2021, be adopted (subjected to being amended to include any resolutions of this meeting) including the:

- Budgeted Income Statement;
- Budgeted Balance Sheet;
- Budgeted Statement of Changes in Equity;
- Budgeted Statement of Cash Flow;
- Summary of operating and capital investment activities in a manner consistent with the Uniform Presentation of Finances;
- Operating Surplus Ratio estimate;
- Net Financial Liabilities Ratio estimate.

and Council notes that its Operating Income is sufficient to meet projected Operating Expenses for the Financial Year Ending 30 June 2022.

Carried Unanimously (918)

6. Adoption of the Annual Business Plan 2021-2022

Moved Cr Field, Seconded Cr Schlueter

That pursuant to Section 123 of the Local Government Act 1999, Council adopts the Annual Business Plan 2021-2022 as presented and updated following community consultation and Council's previous considerations as per Attachment

3 of the report titled "Budget Adoption and Rates Declaration for Financial Year Ending 30 June 2022" and dated 29 June 2021 noting that various figures and details are to be inserted or altered by staff to reflect the resolutions of this meeting and have been tabled to include the final valuation and rating considerations.

Carried Unanimously (919)

7. Adoption of the Annual Business Plan Summary 2021-2022

Moved Cr Field, Seconded Cr Petrie

That pursuant to section 123(9) of the Local Government Act 1999, Council adopts the Annual Business Plan Summary for 2021-2022 as detailed in Attachment 4 of the report entitled "Budget Adoption and Rates Declaration for Financial Year Ending 30 June 2022" and dated 29 June 2021 noting that the details are to be completed by staff to reflect the resolutions of this meeting and any other editorial changes that occur prior to publication.

Carried Unanimously (920)

Formal Meeting Procedures Suspended at 8.38pm

Moved Cr Petrie, Seconded Cr Unger

That Council temporarily suspend the formal meeting procedures to allow free and open discussion on the matter until Council has considered all aspects of the item.

Carried Unanimously (921)

Following the informal discussion the Deputy Mayor determined that the period of suspension should be brought to an end and formal meeting procedures were resumed at 8.50pm.

8. Adoption of the Community Wastewater Management System (CWMS) Transition Update 2021-2022

During the discussion, Cr Field left the meeting at 8.42pm and re-entered the meeting at 8.45pm.

During the discussion, Cr Rankine left the meeting at 8.47pm and re-entered the meeting at 8.49pm.

Moved Cr Lintvelt, Seconded Cr Petrie

That Council adopts the Community Wastewater Management System (CWMS) Summary for 2021-2022 as detailed in Attachment 5 of the report titled "Budget Adoption and Rates Declaration for Financial Year Ending 30 June 2022" and dated 29 June 2021 noting that the final details are to be completed and inserted by staff to reflect the resolutions of this meeting and any other editorial changes that occur prior to publication. This summary is to be sent to all CWMS related property owners.

Carried Unanimously (922)

9. Adoption of the Valuation of Land for the Purpose of Rating for the Financial Year Ending 2022

During the debate, Cr Savvas left the meeting at 8.53pm and re-entered the meeting at 8.54pm.

Moved Cr Field, Seconded Cr B Keane

That pursuant to the provisions of Section 167(2)(a) of the Local Government Act 1999, Council, for rating purposes for the financial year ending 30 June 2022, adopts the most recent Valuer General's capital valuations, as recorded in the Assessment Record for land within the area of the City of Tea Tree Gully totalling \$20,079,339,480 (rateable properties \$19,349,577,972).

Carried Unanimously (923)

10. Declaration of Differential General Rates and Minimum Amount for the Financial Year Ending 2022

Moved Cr Field, Seconded Cr S Keane

- a) That pursuant to the provisions of Sections 153(2), 153(1)(b) and 156(1)(a) of the Local Government Act 1999 and consistent with the prescribed categories of land use set out at Regulation 14(1) of the Local Government Act (General) Regulations 2013, Council declares differential general rates based on the capital values of rateable land for the financial year ending 30 June 2022, as follows:

Residential	0.400675 cents-in-the-dollar
Commercial – Shop	0.601013 cents-in-the-dollar
Commercial – Office	0.601013 cents-in-the-dollar
Commercial – Other	0.601013 cents-in-the-dollar
Industry – Light	0.601013 cents-in-the-dollar
Industry – Other	0.601013 cents-in-the-dollar
Primary Production	0.400675 cents-in-the-dollar
Vacant Land	0.801350 cents-in-the-dollar
Other	0.400675 cents-in-the-dollar

- b) That pursuant to Section 158(1)(a) of the Act, Council fixes a minimum amount of \$1,245 payable by way of general rates on rateable properties within the area of the City of Tea Tree Gully.

Carried Unanimously (924)

11. Declaration of Separate Rates for the Financial Year Ending 2022

Moved Cr Field, Seconded Cr S Keane

1. That pursuant to Section 66 of the Landscape South Australia Act 2019 and Section 154 of the Local Government Act 1999, Council, in order to reimburse to the Council the amount contributed to the Green Adelaide Board levy of \$1,816,387 declares for the year ending 30 June 2022, a separate rate of (0.009465) cents in the dollar on the capital valuation of all rateable properties within the Council area.

2. That pursuant to Section 154(2) of the Local Government Act 1999, in order to reimburse to Council the cost of conversion from the Community Wastewater Management System (CWMS) scheme to SA Water sewer systems, declares for the year ending 30 June 2022, a separate rate in the form of a fixed charge, equivalent to the CWMS rate of the day for vacant properties, being \$505 on the following valuation assessments:
- 2810836001

Carried Unanimously (925)

12. Payment of Rates

Moved Cr Field, Seconded Cr Unger

That pursuant to Section 181(1) of the Local Government Act 1999, general rates will fall due in four equal or approximately equal instalments per year (unless otherwise agreed with the principal ratepayer). The due dates for payment will be the fourth business day of September and December 2021 and March and June 2022 and the Chief Executive Officer of Council is authorised to vary these dates should unforeseen circumstances require such.

Carried Unanimously (926)

8. **Notice(s) of Motion - Nil**

9. **Question(s) on Notice - Nil**

10. **Section 90(2) Local Government Act 1999 – Confidential Items - Nil**

The Deputy Mayor declared the meeting closed at 8.59pm.

Confirmed.....
Mayor 13 July 2021