

SPECIAL COUNCIL Business Paper



JUNE 25, 2002



NOTICE OF SPECIAL COUNCIL MEETING

A SPECIAL MEETING of LISMORE CITY COUNCIL will be held at the COUNCIL CHAMBERS, Oliver Avenue, GOONELLABAH on TUESDAY, JUNE 25, 2002, at 6.00pm and members of Council are requested to attend.

Col Cooper
ACTING GENERAL MANAGER

June 18, 2002

SPECIAL COUNCIL BUSINESS AGENDA

25/6/02

PUBLIC ACCESS SESSION:

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CONFIDENTIAL MATTERS - COMMITTEE OF THE WHOLE

NOTICE OF RESCISSION MOTION

I hereby give notice of my intention to move at the next meeting of the Council the following rescission motion:

That Council rescind its decision at the meeting of June 11, 2002 in regard to the Roadworks Programme.

- 131/02 **RESOLVED** *that the report be received and -*
- 1 *That Council approve the proposed Roadworks Programme as set out in the body of the report.*
 - 2 *That any savings in the above programme be used to fund the Willis/Muller Roads project.*
 - 3 *That the Contractor's Reserve maintain a balance of \$300,000 to cover over-expenditure and rectification of contract works and that any additional funding be allocated to local roadworks.*
 - 4 *That the Contractor's Reserve be included in Council's Reserves Policy No. 1.5.10.*

COUNCILLOR R M Irwin

COUNCILLOR D J Roberts

COUNCILLOR D R Tomlinson

DATE June 11, 2002

STAFF COMMENT – ACTING GENERAL MANAGER

This rescission motion has been referred to this Special Meeting to ensure there is no delay in implementation of the works programmes for the new financial year.

Please refer to the 2002/03 Management Plan Report later in the Business Paper which indicates an additional \$54,000 from the 2002/03 Financial Assistance Grants (FAGs), local roads component, is now available. Also refer over page for details of the Roads Management Committee's recommended programme of works.

(02-6728: S374)

LISMORE CITY COUNCIL – Special Meeting held June 25, 2002

Proposed Roadworks Programme:

The Roads Management Committee recommended the following programme –

Projects	Budget Allocation (\$)	Total (\$)
University Road (Kellas Street)	200,000	200,000

Rural Roads:		
Skyline Road	200,000	
Upgrade Intersection of Broadwater / Wyrallah Roads	30,000	
Regional Roads – MR142 (Nimbin Road), 10.9Km-12.3Km north of Koonorigan Road (Supplement Stony Chute Road Intersection – REPAIR)	250,000	
Wyrallah Road - Wyrallah Ferry Road (1.5Km south)	250,000	
Caniaba Road - Caniaba Cutting (2.0Km-2.7Km west of Fredericks Lane)	250,000	
Corndale Road – Intersection with Hunters Hill Road	250,000	
James Gibson Road – 1.1Km-3.3Km east of Corndale Road	125,000	
Koonorigan Road	245,750	1,600,750

Urban Roads:		
Ballina Road / Holland Street Roundabout	146,000	
Junction Street – Molesworth to Keen Streets	250,000	
New Ballina Road – Renwick to O'Flynn Streets	250,000	
Wilson Street – Casino Street to bridge	154,350	800,350
Total:		\$2,601,100

Subject/File No: TENDERS FOR THE COLLECTION OF RECYCLING MATERIALS FROM THE DROP OFF CENTRES
(CA:T22010)

Prepared By: Contracts Officer, Chris Allison

Reason: To inform Council of tenders received for the collection of recycling materials from the drop off centres

Objective: To obtain Council approval to award the Tender

Management Plan Activity: Waste Minimisation

Background:

Council resolved at the February 12, 2002 to call for tenders for the collection of recycling materials from the four (4) drop off centres.

Client Services Unit on behalf of Environmental Health Services prepared the tender documents for the collection of recycling materials from the four (4) drop off centres for a five (5) year period. The contract document addressed concerns with regard to the cleaning of the drop off centres and the successful tenderer will be held more accountable to ensure the drop off centres are maintained in a clean and tidy manner.

Tenders were advertised in the Sydney Morning Herald, Courier Mail and the Northern Star. Tender documents were issued to three (03) companies, with two (02) tenders being received by the close of tender on 2.00pm, Tuesday, February 12, 2002.

Tender Examination:

The tenders received are summarised below:

TENDERER	ORIGINAL TENDER PRICE
Richmond Waste Services - Option A	\$332,726.00
Richmond Waste Services - Option B	\$308,970.00 *
Northern Rivers Waste (Lismore City Council)	\$358,878.00

The prices shown above are exclusive of GST.

* Plus \$40,000 in year one and based on an 8 year contract

An evaluation panel consisting of Lesley Trott (Waste Minimisation Officer) Tony Kohlenberg (Manager - Environmental Health) and Chris Allison (Contracts Officer) undertook the assessment of tenders.

The tender documentation (Clause B7) defined five (05) areas by which each tender would be assessed: Price, Capability & Relevant Experience, Service Delivery Model, Compliance with Quality & Safety Plans and Management & Financial. The tenderers were required to address each of these criteria in their tender.

Lesley Trott and Chris Allison interviewed each tenderer and additional information was requested from each tenderer to clarify various points of the tender submissions.

Richmond Waste Services - Option A

This option provides Council with the same service as currently being provided. Materials are collected in 17m³ commingled skips and transported to the Ballina MRF for reprocessing.

Richmond Waste Services - Option B

This option provides for materials to be collected in 17m³ commingled skips, these materials would then be transferred into 75m³ skips and transported to the Stotts Creek via Murwillumbah for re-processing. This option is conditional on the building of a two bay multi-lift transfer station in Lismore and extend the contract to an 8 year period. It is proposed by Richmond Waste Services that a multi-lift transfer station be constructed at the Wyrallah Road Waste Facility at a cost of approximately \$80,000 and Council would meet half of this cost. At the end of the contract, ownership of the transfer station would revert to Council at no additional cost.

Northern Rivers Waste

This option provides for materials to be collected in 4.5m³ source separated skips with the materials transported to the Ballina MRF for re-processing. It is expected that these non-commingled skips will reduce the level of contamination. In addition, the truck used for the collection of materials from the drop off centres will be fitted with a skip weighing system to measure the weight of each skip on collection.

Manager - Finance & Administration Comments

The implementation of Council's Waste Minimisation strategies, which includes the Drop Off Centres, are fully funded by the Environmental Levy charged on all rateable assessments. It is imperative that this situation continue given the excess demand on available funds.

The tender has identified that the previously reported estimate for the service, based on information provided by the market, was considerably less than the real cost. Unfortunately, this will result in an increase in the Environmental Levy above that expected.

If Council adopts the recommendation, to maintain a self funding situation, the Environmental Levy will need to increase from \$19.45 to at least \$35.80. This could increase to \$41.95 if security camera's are to be provided.

Public Consultations

Previous public consultations have been undertaken.

Waste Minimisation Officer

The Richmond Waste (RW) Stotts Island model is not reliant on achieving a quality acceptance standard, or a hierarchy of charges based on degrees of contamination. This provides a good deal of certainty for LCC in budgeting to meet recycling costs. This degree of certainty is reinforced through contract condition D12, which states that where costs increase by an amount greater than 7.5%, Council reserves the right to terminate the contract.

In the original assessment of recycling options, the environmental impact from transporting recyclables was assessed and weighed against each option. There was considered to be little difference in the environmental impact of transporting material approximately 10 times a week to Ballina in 17 cubic metre container sizes, against two (sometimes three) times a week to Stotts Island in 75 cubic metre container sizes.

During discussions with RW, parties explored the potential to use the transfer station as a regional facility for bulking up recyclables from other sources and surrounding council areas, for transport to Stotts Island. LCC will consider including provision in the contract to place a tonnage through-put charge on RW to cover any administrative cost burden on LCC.

The recommended option proposes the transport of contaminants back to WRWF for disposal. Disposal charges are cheaper in Lismore and the vehicle will return empty, so it makes sense to utilise the capacity to back load.

However, LCC raised concerns about the lack of information in the tender application regarding contamination assessment criteria. LCC was concerned about the ability to monitor the volumes of contaminants land filled at WRWF, to provide certainty that volumes of contaminants returned are a true and accurate reflection of recycling contamination directly related to LCC recycling loads. Concern stems from the fact that at the MRF the material is deposited into a large receiving bay and mixed with recyclables from other Council areas (such as Tweed). There is no way to quantify contaminants arising from one source during the sort process and therefore no certainty regarding volumes of contaminants returned to Lismore.

It was therefore proposed that contamination rates be ascertained through an annual recyclables audit, with costs shared equally by RW and LCC. The volumes of contaminants returned to Lismore would be based on the results of the audit. It was suggested that an independent consultant perform the audit.

Should this recommendation be adopted, educational material will need to be amended to reflect the change in recycling material types collected in Lismore. LCC's recycling education material currently reflects the material types accepted at Ballina Shire Council's sorting plant. BSC's plant accepts glass bottles and jars, aluminium and steel cans and plastics 1,2 & 5. Solo Waste's Stotts Island plant accepts glass bottles and jars, aluminium and steel cans, tetra paks (liquid paper board) and plastics 1 and 2.

Author's Response to Comments from Other Staff

Comments from other staff have identified that the proposed cost of implementing either of the proposed options will have an adverse impact on Council's budget. Option B as proposed from Richmond Waste is the lowest cost option and will lessen the impact on the operating budget for the service.

Conclusion

Richmond Waste Services (Option B) have provided the lowest priced tender and have scored the highest in the weighted assessment in regard to the evaluation criteria. Richmond Waste Services are the current contractor for the delivery of the service and are a specialist waste disposal company. It is noted that there have been previous concerns with regard to the general tidiness of the drop off centres in the past, however staff have developed a contract document, which will improve this situation. Currently the contractor is only required to clean the sites once each day, five (5) days a week.

Tenders for the Collection of Recycling Materials from Drop Off Centres – T22010

Under the terms of the new contract, the contractor will be required to clean the sites twice a day six (6) days a week and will complete a site maintenance sheet for each site daily, detailing the timing of each clean and works undertaken. These site maintenance sheets will be forwarded to Council monthly.

The Richmond Waste Services (Option B) tender is conditional on the building of a two bay multi lift transfer station, which would be built at the Wyrallah Road Waste facility and require a capital contribution from Council of \$40,000 and a revised contract term of eight (8) years.

Recommendation (GM43)

1. The Contract for the collection of recycling materials from the four (4) drop off centres be awarded to Richmond Waste Services for the rates tendered in Option B of the tender submission.
2. Council extend the contract term to an eight (8) year period.
3. Council negotiate with Richmond Waste Services to construct a two (2) bay transfer station at the Wyrallah Road Waste facility and Council contribute a maximum of \$40,000.00 to the facility, on agreement that the ownership of the facility will revert to Council at the conclusion of the contract.

LISMORE CITY COUNCIL – Special Meeting held June 25, 2002

Subject/File No: 2002/2003 MANAGEMENT PLAN
(GB:S802)

Prepared By: Principal Accountant, Gary Boyd

Reason: Local Government Act, 1993 requirement

Objective: Finalise and adopt the Management Plan

Management Plan Activity: Financial Services

Background:

The Local Government Act, 1993, (LGA) requires all Council's to advertise a draft Management Plan each year for a period of twenty eight (28) days to allow submissions from the public. This Council's Management Plan has been on public exhibition at twelve (12) venues throughout the City and the advertising period closed on Monday, June 24, 2002.

As the closure date for public submissions is after the preparation of this business paper, an additional report will be forwarded, if needed, to all Councillors including a copy of all submissions received.

Proposed Management Plan Changes

Staff have undertaken some minor modifications of a cosmetic nature. There have been no amendments to the action plans and/or information content.

Proposed Fees and Charges Changes

There have been some minor changes to the fees and charges. These generally relate to fees or charges not previously included, wording changes, format alteration and other enhancements.

Proposed Budget Changes

The Budget on exhibition contains a \$22,000 working fund surplus. Since that time, staff have received more accurate or relevant information, which has resulted in a number of changes to the draft budget. Details relating to these changes are listed below for consideration.

- 1) The NSW Local Government Grants Commission has advised that the preliminary recommendations for the 2002/2003 Financial Assistance Grants (FAGs) allow for an increase of \$134,000 on the general purpose and \$54,000 on the local roads components from the actual 2001/2002 figures. This results in an overall increase in FAG's of 4.4%. To date, the draft budget has not allowed for an increase, so the full amounts of \$134,000 and \$54,000 are available. It should be stressed that this information is indicative only at this stage.

It has been Council's practice to allocate the entire amount of the roads component to road works and this should continue.

It is recommended that the general component increase of \$134,000 be allocated for the following purposes.

- A) Increase working fund surplus to \$30,000 – use \$8,000. The current draft budget allows for a \$22,000 working funds surplus. The 2001/02 budget allowed for a \$30,000 surplus. It is recommended that the 2002/03 budget starts with a surplus at the same level.

- B) Restore interest earned on reserves to the reserves in accordance with Council policy – use \$81,000.

During this year's budget deliberations, a decision was made by management to reduce the amount of interest paid to reserves for interest earned to help fund essential works and services. In light of the additional revenue to be received from FAGs, it is proposed to restore as much as possible of this transfer of interest revenue earned, back to reserves.

In accordance with policy, this will bring the amount transferred to reserves back to a figure more in line with estimated inflation. As a guide, the estimated interest earned on reserves is \$550,000 based on an interest rate of 5.0%. If CPI is assumed to be 3% then 3/5 or \$330,000 of the \$550,000 should be held for redistribution to these reserves. With the additional \$81,000, the total going to reserves is \$249,800. This is a more reasonable outcome than what is currently included in the draft budget.

- C) Fund the additional items listed at points 2), 3), 4) and 5) as detailed below – use \$45,000

- 2) NSW Department of Juvenile Justice - Nimbin Community Safety

Following a recent meeting in Nimbin between Ken Gainger, Cr Roberts, Garry Hemsworth, Punita Boardman and community members, an undertaking was made (by the then General Manager) to source funds to the tune of \$15,000 in support of the Jungle Patrol, a passive peacekeeping concept that offers trained officers on a street-beat basis. The commitment was made providing a matching pool of funds was located and in response to the worsening street violence in the village.

Subsequently, a submission to the NSW Department of Juvenile Justice was prepared. This submission has proven to be successful to the amount of \$22,000. Council's pledge of \$15,000 was included in the submission to fund Jungle Patrol for a six-month period

A three-month pilot was conducted using the street patrols in 2001. This along with other supporting material has formed the basis of large-scale submissions for funding which has been sent to the Commonwealth Regional Solutions program. The submission has thus far made it through a strict culling process, however the final results are not expected until late 2002, necessitating stop-gap funds to cover the interim period.

The NSW Department of Juvenile Justice has contacted Council, seeking confirmation of the \$15,000 pledged. This has not been included previously in the draft budget and as such is listed here for consideration.

- 3) Increased insurance costs- Councillor's and Officer's Liability Policy

Council has received an updated cost on this particular insurance, which has almost doubled due to the previous insurer withdrawing from the Australian market. Consequently an additional \$6,000 is required.

- 4) Installation of Data Projector in Council Chambers

A budget submission for this item was listed, but excluded from this year's budget process. Since then, a trial using the current data projector showing Council minutes during meetings has been completed. This trial was received positively by a majority of Councillors. For this approach to continue it is recommended that \$9,000 be allocated to the installation of a permanent data projector in the Council Chambers which will save time and therefore money in the long term.

5) National Farmers Museum

Council, at its meeting on 11 June 2002, resolved to pursue a feasibility study on a National Farmers Museum. Whenever funding is sought from either Federal or State Government sources it is a requirement that grants are matched by a contribution from the proponent. For this exercise, the Manager Economic Development and Tourism estimates the cost of an appropriate feasibility study at \$45,000. Therefore a proposed cost sharing arrangement could be on a 3-way basis at \$15,000 per tier of government.

This would not stop other non government financial support being pursued, but realistically, a contribution from Council is required.

6) Stormwater Trust Grant

Council has received confirmation of a Stormwater Trust grant totalling \$67,615 fully funded by the State Government. The grant is to improve urban drainage, bushland reserve remediation and education. This has been included with no impact on working funds.

7) Increase in Annual Charge for Nimbin Waste Transfer Station Availability

The Manager Parks and Recreation has negotiated a price reduction in the cost of waste collection in the Nimbin CBD with the Manager Northern Rivers Waste. The agreed price has been reduced from \$12,500 per annum to \$7,500. The \$5,000 saved will be maintained in the Parks budget and used to improve the level of service for street cleaning in Nimbin. The downside to this initiative is that the Nimbin Transfer Station, which is budgeted to break even, loses \$5,000 in revenue. To maintain a breakeven situation, the annual charge to rural ratepayers within the Nimbin S94 catchment not receiving a waste collection service has been increased by \$6 to \$47. Other options explored were to not increase the service level by the \$5,000 saved in the Nimbin CBD and instead transfer these funds to the Nimbin Transfer Station, or running the Nimbin Transfer Station at a loss, subsidised by the Wyrallah Road Waste Facility. The direction taken is believed to be the most sustainable arrangement and in keeping with the historic 'break even' operations of this facility.

8) Increase in Water Consumption Charges

Rous Water has increased their bulk water charges by 3.3%. This means that the cost of Lismore's bulk water will increase by \$45,000 in 2002/03. The Manager Water and Wastewater wishes to pass this increase onto the consumer via an increase in the consumption charge rate.

Finance have calculated that the consumption charge needs to be increased to 86 cents per kilolitre, from 85 cents currently. The wholesale cost of bulk water equates to 50% of the total operating expenses of the water function. Therefore a 1.65% increase in charges, being half of 3.3% is appropriate. This equates to a 1 cent increase per kilolitre.

9) Recycling Service / Drop-Off Centres

It is noted that there will be a budget impact as a result of the report relating to Councils recycling service. If Council adopts any recommendations from this report that affect the current figures contained in the 2002/03 draft management plan they should be added to the recommendations of this report.

10) 10 Year Financial Plan

Council will note that a 10-year Financial Plan has been included in the draft 2002/03 budget, on page 146. Concern is expressed regarding Council's short to medium term prospects, as it is clear that a review in recurrent works and services will be required.

When considering the impact of any future projects, we need to be mindful of the impact of these decisions in the long run.

11) NORPA Submission

A submission has been received from NORPA requesting the following amounts from Council (copy attached).

Management The first item relates to a requested increase in the management fee to \$125,000 from the 2001/02 amount of \$114,000. The current three-year agreement ends on June 30, 2002. A budget submission was considered on this matter, it was noted that the proposed increase was approximately 10%. Given that management were looking at 'essential only' items during budget deliberations, it was decided to allow for a CPI only increase of 3% or \$3,000. This has been included in the draft budget and as circumstances have not changed it is recommended that this submission be rejected.

Maintenance The second item relates to a request for \$25,000, which will be used to match \$25,000 from NORPA and \$50,000 in grants from the NSW Ministry of the Arts. Funds will be used to upgrade technical facilities and improvements to the fitting and interiors.

Entrepreneurial In addition to its current 2002 program, NORPA will recommence Morning Melodies in the second half of the year. A program specifically aimed at the older age group. In 2003, NORPA will continue to provide the Lismore Region with high quality performances from its own productions and the best theatrical producers in Australia. To help achieve these aims ***NORPA is requesting \$25,000 on an annual basis with a guarantee that while the management agreement is in place this will continue.***

As Council decided to contribute \$25,000 for this entrepreneurial proposal last year, the decision for 2002/03 and the decision on the \$25,000 requested for maintenance funds is to be referred to Council for determination. The logical source of funding at this stage of the budget process would be the additional FAGs revenue or in effect a reduction in the proposal to increase the amount of interest earned on reserves that is returned to these reserves.

12) Byron Stevens submission on Sister City Support Request

Mr Stevens has sent in a submission requesting that his original budget submission be reconsidered. He originally requested an amount of \$2,500 to aid the Sister City program. This is in addition to the ongoing \$2,500 that Council contributes annually. The most recent submission mentions that the original request may be reduced to \$1,500. (copy attached)

As this is one of a number of public submissions, it is recommended that Council determine the request for financial assistance.

Manager Finance and Administration Comments

Included in the body of the report.

Public Consultations

The Management Plan has been advertised in accordance with the Local Government Act, 1993.

Contracts Officer

In regard to Item 11, it is noted that NORPA has requested an increase in the management fee to \$125,000 per annum. The current agreement, made provision for the renewal of this agreement for a further three years and the renewal clause details the negotiated management fee structure for the next three years. The fee structure is based on \$116,000 being payable for the 2002/2003 period with increments of \$2,000 per annum for each of the subsequent years. Based on the terms of the agreement I concur with the Principal Accountant's recommendation that the submission be rejected.

Author's Response to Comments from Other Staff

In response to the Contract Officer's comments regarding NORPA's submission, the amount for the 2002/03 management fee and minor capital works allowance as per the renewal clause is already included in the draft budget, totalling \$3,000. As such, no change should be made.

Conclusion

As previously stated, this report has been prepared prior to the closure of public submissions. Consequently, there may be other issues to resolve as a result of Council's consideration of the submissions received, as well as those already identified in this report.

If the following recommendations are adopted, the surplus for 2002/2003 will be maintained at \$30,000. While a surplus of say \$50,000 would be more desirable to allow both Council and Management greater flexibility, this is a far better result than commencing the year with a deficit budget.

Recommendation (COR 18)

That Council adopt the advertised draft Management Plan including the Budget and Fees & Charges, and :-

1. Recognise the additional \$188,000 from the NSW Local Government Grants Commission, with \$54,000 for the local roads component allocated to road rehabilitation. The remaining \$134,000 from the general purpose component be allocated as detailed in the following recommendations.
2. The working funds surplus be increased from \$22,000 to \$30,000 from the additional FAGs revenue.
3. \$81,000 from the increase in FAGs revenue be allocated to reserves to restore interest earned on reserves in accordance with policy, subject to the outcome of item 12 & 13.
4. The request for \$15,000 to match funds from the NSW Department of Juvenile Justice be included, funded from additional FAGs revenue.
5. Insurance costs be increased by \$6,000 following formal notification of a previously underestimated amount, funded from additional FAGs revenue.
6. \$9,000 be included for the purchase and installation of a permanent data projector in the Council Chambers, funded from FAGs additional revenue.
7. \$15,000 be included for the feasibility study relating to the creation of a National Farmers Museum, funded from additional FAGs revenue.
8. Grant income and expenditure be included totalling \$67,600 for stormwater improvements and education.
9. Increase the annual charge to rural ratepayers within the Nimbin S94 catchment not receiving a waste collection service by \$6 to \$47 and reallocate the \$5,000 in Nimbin CBD garbage collection to street cleaning.
10. Increase the consumption charges for water to 86 cents per kilolitre and include the corresponding increase in revenue and expense relating to these changes.

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2002/2003 Management Plan

11. Should Council agree with the recommendation contained in the Recycling Service report, contained in this business paper then the current budget allowances for this department be maintained.
12. With respect to the submission from NORPA, the amount in the current draft budget for the management contract be maintained at the current level only and either:
 - (a) \$0 or
 - (b) \$25,000 or
 - (c) \$50,000 or
 - (d) some other amountbe included for the other proposals put forward, funded from the FAGs additional revenue.
13. That Council either include or reject Mr Stevens submission regarding the Sister City program for \$1,500, funded from the FAG's additional revenue.

LISMORE CITY COUNCIL – Special Meeting held June 25, 2002

Subject/File No: 2002/2003 RATES AND CHARGES
(JB:S384)

Prepared By: Rating Service Co-Ordinator – Mr John Beacroft

Reason: Statutory Obligation

Objective: To set Council's 2002/2003 Rates and Charges

Management Plan Activity: Rates & Charges

Background:

Council has published its Draft Management Plan, including its Draft Revenue Policy, in accordance with Section 405 (1) of the Local Government Act, 1993.

Section 406 of the Local Government Act, 1993, requires "... Council must take into consideration any submissions that have been made concerning the Draft Management Plan prepared and exhibited...".

Submissions to the Plan were received up until June 24, 2002 in accordance with Sections 405(2)&(3) of the Local Government Act, 1993 and at the time of the writing of this report no submissions had been received. Any submissions received will have been considered earlier at this meeting and any changes to Council's draft management plan should be reflected in the adoption or otherwise of the recommendations contained within this report.

Within this report there are various motions that relate to previous resolutions of Council and in particular the changes to the Environmental Levy (104/02) where the change in service delivered has resulted in a proposed increase in the amount of the charge. The matter was discussed at a special workshop on June 13, 2002 and is now referred to Council for consideration and adoption with the Management Plan.

The adoption of the resolutions will also facilitate the collection of rating revenue towards the following projects mentioned specifically in the draft management plan :-

* The Lismore Flood Levee Special Rate (\$100,000)

It should be noted that Council has received new valuations for the 2002/03 rating year from the Valuer General that have a base date of July 1, 2001. There will be changes within each rating category due to the impact of the new values but within each rating category the relativity between the total amount collected will remain the same as in previous years in accordance with the position Council adopted at the rating workshop held at the beginning of this Council's term.

Financial Section

N/A

Other Group Comments

Not Requested.

LISMORE CITY COUNCIL – Special Meeting held June 25, 2002

2002/2003 Rates and Charges

Recommendation (COR19)

The following motions are recommended as the adoption of these draft motions will **continue the levying of the Special Rate for the Flood Levy**

(A) SUBJECT: GENERAL FUND RATES

Whereas Council has advertised its Draft Management Plan for 2002/2003, in accordance with Section 405 of the Local Government Act, 1993, and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993:

- (i) It is hereby resolved that a **Business Rate** to be known as the “**Business Inner CBD**” Rate, of **four point two seven five seven (4.2757) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **three hundred and ninety seven dollars thirty cents (\$397.30)** per assessment, be now made for the rating year July 1, 2002 to June 30, 2003, on all rateable land within the centre of activity known as the ‘Inner CBD’ within the area shown in Schedule ‘C’ and which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (ii) It is hereby resolved that a **Business Rate** to be known as the “**Business Urban**” Rate, of **two point four zero six nine (2.4069) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **three hundred and ninety seven dollars thirty cents (\$397.30)** per assessment, be now made for the rating year July 1, 2002 to June 30, 2003, on all rateable land within the centre of activity outside the Inner CBD but within the urban area of Lismore as shown in Schedule ‘D’, which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (iii) It is hereby resolved that a **Business Rate** to be known as the “**Business Other**” Rate, of **two point two zero nine eight (2.2098) cents in the dollar** per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **three hundred and ninety seven dollars and thirty cents (\$397.30)** per assessment, be now made for the rating year July 1, 2002 to June 30, 2003, on all rateable land in the City of Lismore but not within the areas defined in Schedules ‘C’ and ‘D’ attached which meets the definition of Business as defined in Section 518 of the Local Government Act, 1993.
- (iv) It is hereby resolved that a **Farmland Rate**, to be known as the “**Farmland Rate**” of **point nine one two seven (.9127) a cent in the dollar**, on the Land Value as at Base Date July 1, 2001, subject to a minimum amount of **three hundred and ninety seven dollars thirty cents (\$397.30)** per assessment, be now made for the rating year July 1, 2002 to June 30, 2003, on all rateable land in the City of Lismore area, which meets the definition of Farmland as defined in Section 515 of the Local Government Act, 1993.
- (v) It is hereby resolved that a **Residential Rate** to be known as the “**Residential Rate**” of **one point eight five four one (1.8541) cents in the dollar**, on the Land Value as at Base Date July 1, 2001, subject to a minimum amount of **three hundred and ninety seven dollars thirty cents (\$397.30)** per assessment, be now made for the rating year July 1, 2002 to June 30, 2003, on all rateable land within the centres of population defined in Schedule ‘A’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993.

LISMORE CITY COUNCIL – Special Meeting held June 25, 2002

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- (vi) It is hereby resolved that a Residential Rate sub-category to be known as “**Residential Billen**” of **one point eight five four one (1.8541) cents in the dollar**, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **two hundred and seventy nine dollars fifty cents (\$279.50)** per assessment, be now made for the rating year July 1, 2002 to June 30, 2003 on all rateable land within the centre of population defined in Schedule ‘B’ attached and meeting the definition of residential land, as set out in Section 516 of the Local Government Act, 1993.
- (vii) It is hereby resolved that a Residential Rate sub-category to be known as the “**Residential Rural**” rate of **one point three three seven eight (1.3378) cents in the dollar**, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **three hundred and ninety seven dollars thirty cents (\$397.30)** per assessment be now made for the rating year July 1, 2002 to June 30, 2003 on all land which meets the definition of Residential as defined in Section 516 of the Local Government Act, 1993, except for the land described in Schedules ‘A’ and ‘B’ attached to this report.
- (viii) It is hereby resolved that a Special Rate to be known as the “**Flood Levee**” rate of **point one zero six seven (.1067) of a cent in the Dollar**, per assessment, on the Land Value as at Base Date July 1, 2001 subject to a minimum amount of **two dollars** be now made for the rating year July 1, 2002 to June 30, 2003 on all land within the area defined in Schedule ‘I’ attached to this report which in Council’s opinion will receive a special benefit from the construction of the Flood Levee from a one in ten year flood event

(B) SUBJECT: SEWERAGE CHARGES

Council adopted a user pays charging system for sewerage and trade waste discharges at its November 28, 1995 meeting, Resolution 518/95. Council has recently considered a review of this process and a report was considered earlier at this meeting in this regard. The adoption of the following draft motions will continue this Policy. In addition, Council’s adoption of a charge for the monitoring of grease arrestors and corrugated plate interceptors at its January 27 1998 meeting is provided for within the following resolutions.

Sewerage and Trade Waste Charges

Whereas Council has advertised its Draft Management Plan for 2002/2003 in accordance with Section 405 of the Local Government Act, 1993 and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993.

Lismore and Perradenya Sewerage Scheme

- (i) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the provision of Sewerage Services to single units of residential occupation, residential, as defined in Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **three hundred dollars and thirty four dollars (\$334.00)**, per assessment. This charge applies to properties connected to the Lismore Sewerage Scheme and is to be known as the “**Lismore Sewer**” charge for the period July 1, 2002 to June 30, 2003.

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- (ii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge, as per the attached Schedule “E”, where the charge is indicated by the number of units of residential occupancy located on a property, be now made for the provision of Sewerage Services to a parcel of land connected to the Lismore Sewerage Scheme to be known as the “**Lismore Sewer Multiple**” charge for the period July 1, 2002 to June 30, 2003, excluding residential Strata Units.
- (iii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred dollars (\$200.00)** per assessment for all rateable parcels of land within 75 metres of a Lismore Sewer Main and capable of discharging into that main but not connected thereto to be known as the “**Lismore Sewer Unconnected**” charge for the period July 1, 2002 to June 30, 2003.

Lismore Trade Waste Charges

- (iv) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Lismore Sewer Scheme, as per the attached Schedule “F”, where the charge is indicated by the number of equivalent tenements allocated to an assessment in accordance with the methodology set out in Council’s Sewer Usage Charging Strategy to be known as the “**Lismore Non-Residential Sewer**” charge, except for properties declared by Lismore City Council to be Established Strength Users, for the period July 1, 2002 to June 30, 2003.
- (v) It is hereby resolved that, in accordance with Sections 502 and 539 of the Local Government Act, 1993, a charge be now made, for properties declared by Lismore City Council to be Established Strength Users in accordance with Lismore City Council’s Trade Waste Policy, Section 3.2, to be calculated in accordance with Lismore City Council’s Sewerage Usage Charging Strategy, Section 2.5, as follows:
 - A charge of **seventy eight cents (78 cents)** per kilolitre of discharge; plus
 - A charge of **one dollar and eighteen cents (\$1.18)** per kilogram of Biochemical Oxygen Demand; plus
 - A charge of **seventy five cents (75cents)** per kilogram of Suspended Solids; plus
 - A charge of **two dollars (\$2.00)** per kilogram of Oils and, or Grease to be known as the “**Established Strength**” charge for the period July 1, 2002 to June 30, 2003.

Nimbin Sewerage Scheme

- (vi) It is hereby resolved that in accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the provision of Sewerage Services to single units of residential occupation, residential, as defined in Section 516 (1) (a) of the Local Government Act, 1993, including residential strata units of **four hundred and seventy one dollars (\$471.00)** per assessment. This charge applies to properties connected to the Nimbin Sewerage Scheme and is to be known as the “**Nimbin Sewerage**” charge for the period July 1, 2002 to June 30, 2003.

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- (vii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge, as per the attached Schedule “G”, where the charge is indicated by the number of units of residential occupancy located on a property, be now made for the provision of Sewerage Services to a parcel of land connected to the Nimbin Sewerage Scheme to be known as the “**Nimbin Sewerage Multiple**” charge for the period July 1, 2002 to June 30, 2003, excluding Residential Strata Units.
- (viii) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, an annual charge be now made for the availability of sewerage of **two hundred and eighty three dollars (\$283.00)** per assessment for all rateable parcels of land within 75 metres of a Nimbin Sewer Main and capable of discharging into that main but not connected thereto to be known as the “**Nimbin Sewerage Unconnected**” charge for the period July 1, 2002 to June 30, 2003.

Nimbin Trade Waste Charges

- (ix) It is hereby resolved that in accordance with Sections 501, 539 and 541 of the Local Government Act, 1993, for all other properties, not being residential land as defined in Section 516 (1) (a) of the Local Government Act, 1993, an annual charge be now made for the provision of trade waste services for properties connected to the Nimbin Sewer Scheme, as per the attached Schedule “H”, where the charge is indicated by the number of equivalent tenements allocated to an assessment, in accordance with the methodology set out in Council’s Trade Waste Approvals Policy to be known as the “**Nimbin Non Residential Sewer**” charge for the period July 1, 2002 to June 30.

Lismore & Nimbin Sewerage Schemes

- i) It is hereby resolved in accordance with Section 501 of the Local Government Act, 1993, that an annual charge of **fifty seven dollars (\$57.00)** be now made for the annual inspection of properties connected to either the Lismore or Nimbin Sewer Schemes with grease arrestors or corrugated plate interceptors, to be known as the ‘**Sewer Inspection**’ charge for the period July 1 2002 to June 30 2003.

(C) SUBJECT: WATER CHARGES

Council has adopted a user pays water charging process. To continue this formula the following resolutions should be adopted.

Water

Whereas Council has advertised its Draft Management Plan for 2001/2002 in accordance with Section 405 of the Local Government Act, 1993 and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993:

- (i) It is hereby resolved that in accordance with Section 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge be now made for the provision of water and water service availability, based on the size of the water service connected to a property.

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For a property which has two or more water connections, the cost of the services will be the total number of services multiplied by the fixed service charged; in cases where different sized services are connected the sum of the cost of the fixed service charges, except for water connections used solely for fire fighting services, the cost of which shall be **Eighty six Dollars (\$86)** per fire fighting service; for the year July 1, 2002 to June 30, 2003 to be known as the “**Fixed Service Charge**” is hereby made in respect of:

Size of Service	Fixed Service Charge
20mm	\$ 86
25mm	\$ 145
32mm	\$ 240
40mm	\$ 371
50mm	\$ 579
65mm	\$ 971
80mm	\$ 1,477
100mm	\$ 2,308
150mm	\$ 5,190

- (ii) In accordance with Sections 501, 503, 539 and 541 of the Local Government Act, 1993 an annual charge, for the availability of water to property not connected to Council’s Water Supply but capable of connection thereto and within 225 metres of a Lismore City Council water main in accordance with Section 552 (1)(b) of the Local Government Act, 1993, for the year July 1, 2002 to June 30, 2003, to be known as the “**Water Availability**” charge, of **Eighty six dollars \$86.00** per assessment is hereby made.
- (iii) In accordance with Section 502 and 503 of the Local Government Act, 1993 for water recorded by the water meter on a property a charge of **eighty six cents (86 cents)** per kilolitre for the year July 1, 2002 to June 30, 2003 to be known as the “**Consumption**” charge is hereby made.

(D) SUBJECT: DOMESTIC AND NON DOMESTIC WASTE MANAGEMENT SERVICES

Whereas Council has advertised its Draft Management Plan for 2002/2003 in accordance with Section 406 of the Local Government Act, 1993 and has considered submissions to its Draft Management Plan in accordance with Section 406 of the Local Government Act, 1993:

- (i) It is hereby resolved that an annual charge be now made, in accordance with Sections 496 of the Local Government Act, 1993, for all land within the declared domestic waste scavenging areas, both urban and rural, maps of which are available at Council’s Oliver Avenue Office, not utilising the domestic waste management service provided by Council to be known as the “**waste availability**” charge, of **Thirty four dollars (\$34.00)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council’s Oliver Avenue Office, which are levied the Nimbin Transfer Station Charge, for the period July 1, 2002 to June 30, 2003.

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- (ii) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all land within the Lismore City Council area, to be known as the “**Environment Protection**” charge, of **thirty five dollars and eighty cents (\$35.80)** per assessment, except for those properties within the Nimbin Section 94 Plan Area, maps of which are available at Council’s Oliver Avenue Office, which are levied the Nimbin Transfer Station Charge, for the period July 1, 2002 to June 30, 2003.
- (iii) It is hereby resolved that an annual charge be now made, in accordance with Sections 501 and 541 of the Local Government Act, 1993, for all land located within the Nimbin Section 94 Plan Area, maps of which are available at Council’s Oliver Avenue Office, for the provision of the Nimbin Transfer Station Facility of **forty seven dollars (\$47.00)** per assessment, for properties with multiple units of resident occupancy a charge of **forty seven dollars (\$47.00)** per unit of residential occupancy located on each assessment, to be known as the “**Transfer Station**” charge. Properties exempted from this charge within the Nimbin Section 94 Plan Area are those properties paying a Waste Collection Service or Non-Domestic Waste Collection – Rural, Charge for the period July 1, 2002 to June 30, 2003.
- (iv) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Lismore CBD, a map of which is available at Council’s Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects an approved 240 litre mobile waste bin from that property, of **one hundred and ten dollars (\$110.00)** per bin collected per annum, to be known as the “**CBD Non-Domestic Waste**” charge for the period July 1, 2002 to June 30, 2003.
- (v) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties located outside the Urban area of Lismore, maps of which are available at Council’s Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and Council collects an approved 240 litre mobile waste bin from that property, of **one hundred and four dollars (\$104.00)** per bin collected per annum, to be known as the “**Rural Non-Domestic Waste**” charge for the period July 1, 2002 to June 30, 2003.
- (vi) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act 1993, for all land within the declared scavenging area within the Lismore Urban Area, a map of which is available at Council’s office, for the removal, weekly, of a 140 litre approved wastemaster bin. In addition, on a fortnightly basis Council will remove a 240 litre approved wastemaster bin. This charge is to be known as the “**Integrated Waste**” collection service for the period July 1, 2002 to June 30, 2003 and will be charged at **one hundred and twenty two dollars (\$122)** per annum . Additional services will be charged at **one hundred and twenty two dollars (\$122) per annum**. Services commenced during the charging period will be charged for on a proportional basis.

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- (vii) It is hereby resolved that an annual charge be now made, in accordance with Section 496 of the Local Government Act, 1993, for the removal of one approved 240 litre wastemaster bin each week, from domestic premises, located outside the urban area of Lismore but within the declared domestic waste scavenging area, a map of which is available at Council's Oliver Avenue Office, of **one hundred and ten dollars (\$110.00)**, to be known as the "**Waste Collection Service**" charge, additional services will be charged at **one hundred and ten dollars (\$110.00)**, for the period July 1 2002 to June 30 2003. Services commenced during the charging period will be charged for on a proportional basis.
- (viii) It is hereby resolved that an annual charge be now made, in accordance with Section 501 of the Local Government Act, 1993, for all properties, located within the Urban area of Lismore, a map of which is available at Council's Administration offices, whose waste does not meet the definition of domestic waste contained within the Local Government Act 1993 and where Council collects an approved 240 litre mobile waste bin on a fortnightly basis and a 140 litre approved wastemaster bin on a weekly basis from that property, of **one hundred and four dollars (\$104.00)** per bin collected per annum, to be known as the "**Non Domestic integrated waste**" charge for the period July 1, 2002 to June 30, 2003. For services commenced during the year a proportional charge will be made.

(E) INTEREST CHARGES

Council is able, under Section 566 of the Local Government Act, to charge interest on outstanding Rates and Charges. The Minister for Local Government has advised, Circular 02/115, that the maximum allowable amount of interest for 2002/2003 is 9%. This Council has generally adopted the maximum interest Rate as the amount to be charged.

- (i) It is hereby resolved that the 2002/2003 interest Rate on outstanding Rates and Charges will be **9%**.

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