



Brighton Council

MINUTES OF THE **FINANCE COMMITTEE MEETING**
OF THE BRIGHTON COUNCIL HELD
IN THE COUNCIL CHAMBER, COUNCIL OFFICES
OLD BEACH AT 5.20 P.M. ON TUESDAY,
8TH JUNE 2021

PRESENT: Cr Foster (Chairperson); Cr Curran (Deputy Chair); Cr Garlick; Cr Gray; Cr Owen and Cr Whelan

IN ATTENDANCE: Cr Geard; Cr Jeffries; Cr Murtagh; Mr G Davoren (Deputy General Manager); Mrs J Banks (Governance Manager) and Mr H Macpherson (Municipal Engineer)

1. ACKNOWLEDGEMENT OF COUNTRY:

2. APOLOGIES:

All members were present.

3. QUESTION TIME & DEPUTATIONS:

As there were no members in the gallery there was no requirement for question time.

4. DECLARATION OF INTEREST:

In accordance with Part 5, Section 48 of the *Local Government Act 1993*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and

Part 2 Regulation 8 (7) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of any interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

There were no declarations of interest.

5. BUSINESS:

5.1 DRAFT BUDGET 2021/22:

AUTHOR: Deputy General Manager
(Mr G Davoren)

Background:

The Budget (Estimates) has been prepared in accordance with the *Local Government Act 1993*. The 2021-2022 draft budget and Fees & Charges Register has been provided to all Councillors. The draft budget review workshop has been undertaken and the final budget has been completed in accordance with Councillors demands and it is now ready to be adopted.

Consultation:

Councillors, Senior Management, Senior Rates Officer, ratepayers and other stakeholders.

Risk Implications:

Nil

Financial Implications:

As per the budget.

Other Issues:

Nil

Assessment:

The final rate increase is 4.5% for Brighton Council for all occupied properties which equals the biennial CPI figure for Hobart to March 2021 due to no CPI increase from last year.

The rating resolution is in accordance with the *Local Government Act* and in particular adopts the principles of Averaged Area Rates for residential properties.

Options:

1. As per the recommendation.
 2. Review the budget and make further changes prior to adoption.
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RECOMMENDATION:

1. Approve the budget as presented.
2. Approve the 2021 - 2022 Rate Resolution as follows:
 1. **GENERAL RATE & MINIMUM**
 - 1.1 Pursuant to Section 90 of the *Local Government Act* 1993 (here referred to as the "Act"), Council hereby makes the following General Rate for all rateable land within the municipal area for the financial year commencing 1 July 2021 and ending 30 June 2022:
 - (a) Pursuant to Section 90(3)(c) of the Act, a General Rate of 24.0 cents in the dollar of the assessed annual value (here referred to as "AAV") of the rateable land.
 - 1.2 Pursuant to Section 107(1) of the Act, Council hereby varies the General Rate of 24.0 cents in the dollar (as previously made) as follows:
 - (a) For land within the municipality, which is used or predominantly used for commercial purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 6.383983 cents in the dollar of AAV;
 - (b) For land within the municipality, which is used or predominantly used for public purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 8.395003 cents in the dollar of AAV;
 - (c) For land within the municipality, which is used or predominantly used for industrial purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.045444 cents in the dollar of AAV;
 - (d) For land within the municipality which is used or predominantly used for primary production purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 4.594179 cents in the dollar of AAV;
 - (e) For land within the municipality which is used or predominantly used for sporting or recreation purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 20.113281 cents in the dollar of AAV;
 - (f) For land within the municipality which is not used and is zoned as Agriculture within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 8.183962 cents in the dollar of AAV;
 - (g) For land within the municipality which is not used and is zoned as Business within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 12.501022 cents in the dollar of AAV;
 - (h) For land within the municipality which is not used and is zoned as Community Purpose within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 17.358000 cents in the dollar of AAV;

- (i) For land within the municipality which is not used and is zoned as Environmental Management within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 18.151748 cents in the dollar of AAV;
 - (j) For land within the municipality which is not used and is zoned as General Industrial within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.223472 cents in the dollar of AAV;
 - (k) For land within the municipality which is not used and is zoned as Light Industrial within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 8.901961 cents in the dollar of AAV;
 - (l) For land within the municipality which is not used and is zoned as Open Space within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 18.685567 cents in the dollar of AAV;
 - (m) For land within the municipality which is not used and is zoned as Rural within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 4.692042 cents in the dollar of AAV;
 - (m) For land within the municipality which is not used and is zoned as Rural Living within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 8.183962 cents in the dollar of AAV;
 - (o) For land within the municipality which is not used and is zoned as Urban Mixed within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 11.327390 cents in the dollar of AAV and
 - (p) For land within the municipality which is not used and is zoned as Utilities within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 23.269231 cents in the dollar of AAV.
- 1.3 Pursuant to Sections 107(2A) and 107(2B) of the Act, Council hereby sets minimum amounts payable, in respect of the general rate as varied, as follows:
- (a) For land within the municipality, which is used or predominantly used for commercial purposes, the minimum amount payable in respect of the General Rate is an amount of \$951.00;
 - (b) For land within the municipality, which is used or predominantly used for public purposes, the minimum amount payable in respect of the General Rate is an amount of \$720.00;

- (c) For land within the municipality, which is used or predominantly used for industrial purposes, the minimum amount payable in respect of the General Rate is an amount of \$951.00;
- (d) For land within the municipality which is used or predominantly used for primary production purposes, the minimum amount payable in respect of the General Rate is an amount of \$951.00;
- (e) For land within the municipality which is used or predominantly used for sporting or recreation purposes, the minimum amount payable in respect of the General Rate is an amount of \$460.00;
- (f) For land within the municipality which is not used and is zoned as Agriculture within the Tasmanian Planning Scheme – Brighton, the minimum amount payable in respect of the General Rate is an amount of \$363.00;
- (g) For land within the municipality which is not used and is zoned as Business within the Tasmanian Planning Scheme – Brighton, the minimum amount payable in respect of the General Rate is an amount of \$363.00;
- (h) For land within the municipality which is not used and is zoned as Community Purpose within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$363.00;
- (i) For land within the municipality which is not used and is zoned as Environmental Management within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$363.00;
- (j) For land within the municipality which is not used and is zoned as General Industrial within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$363.00;

2. AVERAGED AREA RATE

2.1 Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby makes the following averaged area rate (here referred to as “AAR”) for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2021 and ending 30 June 2022:

- (a) In the locality of Bridgewater, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 7.144344 cents in the dollar of AAV and then an AAR is made in the amount of \$836.00;

- (b) In the locality of Brighton, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 6.188613 cents in the dollar of AAV and then an AAR is made in the amount of \$951.00;
- (c) In the locality of Dromedary, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.886413 cents in the dollar of AAV and then an AAR is made in the amount of \$951.00;
- (d) In the locality of Gagebrook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 8.157472 cents in the dollar of AAV and then an AAR is made in the amount of \$836.00;
- (e) In the locality of Herdsmans Cove, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 7.435820 cents in the dollar of AAV and then an AAR is made in the amount of \$836.00;
- (f) In the locality of Honeywood for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.355150 cents in the dollar of AAV and then an AAR is made in the amount of \$951.00;
- (g) In the locality of Old Beach for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.253365 cents in the dollar of AAV and then an AAR is made in the amount of \$951.00;
- (h) In the locality of Pontville for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.084412 cents in the dollar of AAV and then an AAR is made in the amount of \$951.00;
- (i) In the locality of Tea Tree for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.041443 cents in the dollar of AAV and then an AAR is made in the amount of \$951.00;
- (j) In the locality of Bridgewater, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 5.267027 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;

- (k) In the locality of Brighton, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 4.446504 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;
- (l) In the locality of Dromedary, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 7.832544 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;
- (m) In the locality of Gagebrook, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 13.205122 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;
- (n) In the locality of Herdsmans Cove, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 16.139854 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;
- (o) In the locality of Honeywood, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 4.641944 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;
- (p) In the locality of Old Beach, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 3.916735 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00;
- (q) In the locality of Pontville, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 7.408163 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00; and

- (r) In the locality of Tea Tree, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 24.0 cents in the dollar of AAV to 4.718115 cents in the dollar of AAV and then an AAR is made in the amount of \$363.00.

3. WASTE MANAGEMENT SERVICE CHARGE

Pursuant to Section 94(1) of the Act, Council hereby makes the following service charges for waste management for the financial year commencing 1 July 2021 and ending 30 June 2022

- (a) \$226.00 for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling removal service is supplied by the Council.
- (b) \$38.00 [being for 2021/22 a pro-rata charge of 7 months of the annual \$65 charge] for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a FOGO removal service is supplied by the Council.
- (c) In addition to (a)&(b) \$59.00 per bin for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling and FOGO driver assist service is supplied by the Council.

4. FIRE SERVICE RATE

Pursuant to Sections 93 & 93A of the Act, and notice received by Council in accordance with Section 81B of the *Fire Service Act 1979*, the following fire service rates apply for the financial year commencing 1 July 2021 and ending 30 June 2022:

- (a) A Separate Urban Fire Rate of 1.277438 cents in the dollar of AAV in respect of all lands in the proclaimed district with a minimum amount of \$42.00; and
- (b) A Separate Brighton Rural Fire Rate of 0.363430 cents in the dollar of AAV in respect of all lands in the proclaimed district with a minimum amount of \$42.00; and
- (c) A Separate Rural Fire Rate of 0.354656 cents in the dollar of AAV in respect of all lands in the proclaimed district with a minimum amount of \$42.00.

5. PAYMENT OF RATES & CHARGES BY INSTALMENTS

Rates and Charges must be paid by four (4) instalments – the first to be paid on or before 13 August 2021, and then by 29 October 2021, 31 January 2022 and 29 April 2022, respectively.

6. INTEREST

Pursuant to Section 128(1) (b) of the Act interest will apply to any amount of rates and charges which remain unpaid after the date on which it is to be paid. The rate for 2021/2022 is 7.87% per annum calculated on a daily basis.

DECISION:

Cr Owen moved, Cr Curran seconded that the recommendation be adopted.

CARRIED

VOTING RECORD

In favour	Against
	Cr Curran
	Cr Foster
	Cr Garlick
	Cr Gray
	Cr Owen
	Cr Whelan

5.2 WRITE OFF BAD DEBTS:

AUTHOR: Deputy General Manager
(Mr G Davoren)

Background:

In accordance with our Finance Policy 1.13, I wish to request authority from Council to write off bad debts.

Consultation:

Nil.

Risk Implications:

Nil.

Financial Implications:

A total of \$100.00

Other Issues:

Nil.

Assessment:

The following debts are owed to Council. I believe these debts to be unrecoverable as there are no reasonable prospects of recovering the debt; or the cost of recovery is likely to equal or exceed the amount to be recovered.

\$100.00 Urban Kulture – Hire of Brighton Civic Centre on 16th March 2020.

Options:

1. As per the recommendation.
 2. That Council continue to seek payment of identified outstanding debts.
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RECOMMENDATION:

That approval is given to write off the above debt.

DECISION:

Cr Curran moved, Cr Whelan seconded that the recommendation be adopted.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Gray	
Cr Owen	
Cr Whelan	

Cr Curran moved, Cr Garlick seconded that Council resolve into Closed Council.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Gray	
Cr Owen	
Cr Whelan	

6. CLOSED MEETING:

Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters are listed in the Closed Meeting section of the Finance Committee Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

This item was to be considered in closed session in accordance with Meeting Procedures Regulation 15(2)(f).

6.1 PROPOSED PURCHASE OF LAND BRIDGEWATER:

Cr Curran moved, Cr Garlick seconded that Council resolve out of Closed Council and the decision made while in closed Council be ratified.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Gray	
Cr Owen	
Cr Whelan	

The meeting closed at 6.10pm.

Confirmed:

(Mayor)

Date:

15th June 2021