

THE WEST COAST REGIONAL COUNCIL
MINUTES OF THE INAUGURAL MEETING OF
THE MOKIHINUI RATING DISTRICT
HELD AT THE MOKIHINUI COMMUNITY HALL
ON 16 OCTOBER 2009, COMMENCING AT 4.40 PM

PRESENT

J. Climo, K. Carmine, R. Austin, B. Morgan, B. Mumm, B. Climo, R. Gardiner, S. Gardiner, M. Jary, B. Jary, M. Smith, S. Olliver, M. Hawes, B. Hawes, G. Coleman, C. Hawes, I. Thompson, P. Batchelor, C. Batchelor.

IN ATTENDANCE

West Coast Regional Council
T. Archer (Councillor)
W. Moen (Staff)
T. Jellyman (Staff)

APOLOGIES

R. Scarlett, D. Berkett, Mr & Mrs Gormon, B. Simmiss, A. Hawes

J. Climo / B. Morgan - Carried

BUSINESS

T. Archer opened the meeting and welcomed those present. He introduced himself and the Council staff. T. Archer advised that this is a public meeting but only those ratepayers who pay into the rating district can speak at this meeting or move motions or second any motion. T. Archer asked if there is anyone present who does not fit into this category.

It was confirmed that all present are members of the Mokihinui Rating District. It was noted that there are no previous minutes as this is the inaugural meeting of the Mokihinui Rating District.

WORKS REPORT

W. Moen advised that meeting that he administers 23 rating districts around the West Coast. He stated that he was not involved in the setting up of this rating district but stated he is aware that each ratepayer has agreed to pay a \$300 (GST Incl) levy on each property to get the rating district up and running. W. Moen stated he is aware of the bund along the beach and the protection works along the river. W. Moen advised that any time he spends on works in the area or rating district administration, the rating district pays for.

W. Moen presented the works report. He reported that he carried out an inspection on 13 August 2009 and viewed the works in this area. W. Moen stated that following this inspection no maintenance works were identified. However, he advised that it would be prudent to allow \$2,000 for unforeseen maintenance on the coastal bund and river stopbank for the 2009 / 2010 period.

T. Archer asked the meeting if they had any questions regarding the works report. A gentleman stated that he feels the seawall might need to be rebuilt at some stage. He is concerned that \$3,000 would not cover this, W. Moen agreed. T. Archer explained the function of a rating district to the meeting. He stated that it is your rating district and you make the decisions about what you wish to do or not to do, recognising that the rating district pays for whatever they collectively decide to do. T. Archer advised that Council is a facilitator for this process. It was

noted that work in the past has cost \$3,000. It was noted that there is a resource consent in place for the seawall for 30 years. T. Archer advised that the rating district would pay for surveying work and remediation works. It was clarified that Buller District Council maintains and pays for the culvert.

T. Archer asked the meeting if they understood the boundary area for the rating district. It was agreed that the boundary area is correct.

RECOMMENDATION

- 1. That the Works Report covering the 2008 / 2009 financial year be adopted.***
- 2. That the 2009 / 2010 works proposals be approved.***

B. Morgan / C. Batchelor – Carried

W. Moen advised that all figures in the reports are GST exclusive.

RATES 2010 / 2011

W. Moen advised that the current rate is based on a \$300.00 (GST Incl) fixed charge on 43 rateable units. This was the figure agreed to when the rating district was set up. W. Moen explained that should a significant amount of money need to be spent on the seawall then the rating district would need to raise this money in the next coming year. W. Moen advised that the rating district should consider building a nest egg in case a significant amount of money is required for works in this area should there be a major event. This would ensure that a fighting fund or reserve is in place. W. Moen advised that in the longterm \$300 might not be enough.

A ratepayer spoke of the agreement in place with Meridian Energy. Should the power scheme go ahead then Meridian will do all works required in the rating district and Meridian will pay for the works. W. Moen advised that with some potential works and the rate of \$12,000 (GST incl) previously struck for the 2009 / 2010 year the balance in the rating district account is likely to be \$11,000 at the beginning of the 2010 / 2011 financial year. W. Moen clarified that the rate strike will stay at \$300.00 for this year and the rate strike he is proposing is for next year, also of \$300 each.

Discussion ensued on rate strikes. T. Archer explained that each year is a separate rating year and it may be that each year the rating district comes back to this meeting to reconfirm the rate strike is \$300. T. Archer explained that it could be that a nest egg is built up and only \$250 might be required in the future, or \$350 if extra works are needed. The rate strike is the rating district's decision and there is the opportunity to readdress this matter every year.

RECOMMENDATION

"That the rate strike for the 2010 / 2011 financial Year is \$12,900 (GST Incl) as per the agreed uniform charge (i.e. 43 units @ \$300.00 GST Incl)."

S. Gardiner / M. Smith – Carried

ELECTION OF OFFICERS

T. Archer advised the meeting that they need to appoint a committee and / or a spokesperson. A ratepayer advised that this rating district already has a committee in place. W. Moen explained the role of the rating district committee and spokesperson. He stated that in his role as River Engineer it is important that there is someone who he can get hold of or that the rating district committee can contact him if any work needs doing that the rating district go through their spokesman. W. Moen explained that the spokesperson saves the rating district money by liaising with him and that should there be a large issue then the decision is made whether or not a meeting or visit is required. The rating district advised that Brian Morgan is the Chairman,

Joan Climo is the Secretary and the committee consists of Brian Mumm, Michelle and Alan Hawes, Mick Hawes and Basil Climo.

Moved: *"That Brian Morgan be elected as the spokesperson and that the committee comprise of Joan Climo (Secretary), Michelle and Alan Hawes, Mick Hawes and Basil Climo for the 2009 / 2010 financial year."*

M. Hawes / S. Olliver - Carried

Moved: *"That all correspondence relating to the Mokihinui Rating District goes through the Secretary, Joan Climo. "*

J. Climo / B. Morgan - Carried

T. Archer explained to the meeting that some of the other rating districts have a rotation policy in place for their committee. Each year two members stand down but it is up to each committee as to whether a new committee is elected, or retain the same committee or use a rotation basis. T. Archer explained that the idea of a rotation basis is to ensure that the rating district does not get an entirely new committee who might not understand what has been going on in the past. It also gives the opportunity to inject new life and new ideas. It was agreed that the current committee structure would stay in place. A speaker from the floor stated that the main reason for this that the current committee is made up from permanent residents who are on site all of the time.

GENERAL BUSINESS

T. Archer invited that meeting to have their say on matters relating to the rating district. Mr Ivan Thompson stated that he was involved with the Tara Valley Harbour redevelopment. He stated that \$0.5M was spent before a stone was shifted, he stated that the Council spent a huge amount of money and he has concerns about this happening here. Mr Thompson feels there are enough practical people in this area who are able to look and see what needs doing and they can tell the surveyor or engineer what actually needs doing in order to save doing unnecessary work. T. Archer explained that the purpose of the rating district is to make their own decisions on what to spend money on by way of resolution at its meetings. T. Archer stated that the role of the rating district committee is to keep Council informed as to how they wish their money to be spent. W. Moen explained the process followed when a contract is required in any rating district. W. Moen obtains competitive quotes and then liaises with the rating district committee to ensure they are happy with pricing and that the process is transparent. W. Moen stated that he needs to know what is going on in the area prior to an account being paid on behalf of the rating district. T. Archer advised the meeting that they must keep W. Moen informed as he is paying accounts on their behalf.

W. Moen advised that every rating district needs to have an Asset Management Plan in place. This summarises all the works to be covered in the rating district. W. Moen advised that the Mokihinui Rating District does not yet have an Asset Management Plan and he is required to do an inventory of all the works that are to be covered by this rating district. W. Moen advised that the cost of him drawing up an Asset Management Plan would be approximately \$1,000. Kerry Carmine offered to draw up the Asset Management Plan, W. Moen agreed to provide Mr Carmine with an example for him to follow. W. Moen advised that this plan is required to be audited by Audit New Zealand and it is usually a 20 page document.

T. Archer explained the function of the Regional Council and where rates go to and how it is administered. T. Archer explained the areas that general rates cover and the legislative responsibilities imposed on Councils by the Local Government Act and the Resource Management Act which outline what councils must do. This includes producing an Annual Plan every year, which goes out for public consultation and everyone has the opportunity to make a submission on the Annual Plan to help decide where money is spent. T. Archer stated that there are many council functions that are of benefit to the regional as a whole rather than a specific area. Examples are Civil Defence, which is operated and maintained by the Regional Council for

the entire region. Pest control, hydrology and flood control functions are also carried out by the Regional Council. Discussion took place on the annual plan submission process and how to go about getting a specific service or equipment in the community. W. Moen offered to assist the rating district should they ever wish to submit on the Annual Plan process or require assistance with any matters relating to the rating district.

T. Archer advised that meeting that all of the Council's functions and activities are listed on the regional council website which is www.wcrc.govt.nz.

There being no further business, the meeting closed at 5.23 p.m.

Action Points for follow up

- W. Moen to provide Kerry Carmine with an example of an Asset Management Plan