

THE WEST COAST REGIONAL COUNCIL
MINUTES OF THE ANNUAL MEETING OF THE
TARAMAKAU RATING DISTRICT
HELD AT MURRAY STEWART'S RESIDENCE
ON MONDAY 13 SEPTEMBER 2010, COMMENCING AT 1.35 PM.

PRESENT

M. Stewart, A. Stewart, D. Groot, P. Stevenson, S. Langridge, M. Dyke, R. McCarthy.

IN ATTENDANCE

West Coast Regional Council
P. Ewen, A. Robb, A. Birchfield (Councillors)
S. Moran, W. Moen, T Jellyman (Staff)

APOLOGIES

J. Stewart

P. Stevenson / S. Langridge - Carried

BUSINESS

Cr. Robb opened the meeting and welcomed those present.
He introduced himself and the Council staff.

Moved: ***"That the minutes of the previous Annual Meeting held on 12 October 2009, be adopted as a true and correct record of that meeting."***

P. Stevenson / S. Langridge - Carried

MATTERS ARISING

There were no matters arising.

FINANCIAL REPORT

W. Moen advised that the cost of keeping the mining licence going at the top end of the settlement has been omitted from the financial report. He advised that he would chase this up with the Corporate Services Manager but advised that the cost was approximately \$1,500 to keep the licence going. W. Moen reported that the opening balance was \$4,757.14 and the closing debit balance of approximately \$1,733. W. Moen spoke of the \$90,000 worth of work carried out during the reporting period.

Moved: ***"That the financial report for the 2009 / 2010 year be adopted"***.

M. Stewart / A. Stewart – Carried

MATTERS ARISING

There were no matters arising from the financial report.

WORKS REPORT

W. Moen presented the detailed works report, which covered the 12-month period from 1 July 2009 to 30 June 2010. W. Moen advised that he carried out an inspection on the 1st of June and at that time there were no immediate works were identified, however, following a heavy rainfall event two weeks ago there are now problems above the hook. W. Moen advised that approximately 11,000 tonne of rock is required in this area and a further flood event has

caused more damage and it is now thought that up to 2,500 tonne of rock is required. W. Moen advised that this was unforeseen work and it could cost around \$20,000 to \$30,000 to repair. S. Langridge spoke of a recent heavy rainfall event that resulted in urgent work being required. Discussion took place on the tender process for this urgent work. S. Langridge stated that in this case the work could not have been done any quicker.

Discussion took place on rock prices. R. McCarthy stated that the shifting of rock from stockpile should be charged at an hourly rate and this could be contracted on an annual basis and the rock could be stockpiled. He stated that it is difficult to ascertain which charging method is best. S. Moran stated that the cheapest tender price is always looked for. W. Moen stated that he feels it is very dicey to look too far out as this year there was not a lot of work around for contractors and he was able to get some very sharp prices. He stated that it could be hard to predict where the contracting market will be placed. S. Moran advised that hourly rates could be investigated if this is what the rating district would like. S. Langridge spoke of a recent contract where the contractors charged the rating district for putting a road in which was really only a couple of loads of gravel dumped on the road. S. Langridge stated that the contractors charged for loading the rock out of the bush, onto their truck and cartage to the river. He stated that these costs should have all been included in the tender price. S. Langridge is not keen to deal with these contractors again and advised the rating district not to use them. S. Langridge advised that contractors need to physically look at the jobs that they tender for as sometimes they are turning up and expecting him to stop what he is doing to show them the job.

R. McCarthy stated that there needs to be continuity of contractors so that money can be saved in the long run. R. McCarthy feels that the tender process needs to be changed and tenders be called for at the beginning of each year. W. Moen stated that in an emergency situation there is no problem getting contractors to the area. He asked if contracts are going to be sent out at the beginning of each year then who would stockpile the rock, as it is important that whichever contractor stockpiles the rock then has access to this rock. S. Moran stated that there are many variables and it would get too complicated to use this type of contract method and it may be better for the rating district to pay for the stockpiling so there are no arguments if it needs to be used by another contractor. Discussion took place on stockpiling rock. W. Moen advised that there have been years when the rating district as spent nothing on works and the contractors could end up stockpiling rock that isn't used. W. Moen feels that by expecting contractors to tender for work a year in advance may hinder a competitive market. W. Moen suggested that should the rating district wish to proceed with tendering work a year in advance then they need to stockpile rock the length of the scheme so that everyone is quoting on the same basis. Discussion took place on the costs involved in carting rock from the source to the river and if the best prices are being obtained. S. Langridge asked if it would be worth asking the contractors to consider working a year ahead and to work on hourly rates. S. Langridge stated that he thinks it is a good idea to put out a tender to stockpile rock but costs need to be passed on to the rating district and he would be happy with \$3.50 per tonne.

W. Moen explained the history of local quarries that have been used over the years. W. Moen spoke of the option of S. Langridge working the existing quarry and the rating district pay a royalty for rock that is used from this quarry or the regional council takes out a licence area and runs it. S. Langridge voiced his concerns about the health and safety issues involved for him with the quarry. S. Moran also advised that if the council were to take on the quarry then the council needs to be extremely mindful of the health and safety implications and this could require additional costs depending on the state of the quarry and also for restoration. S. Langridge stated that trucks and diggers are no longer allowed to cross the bridge on his property and they now use a ford but the ford is inaccessible during flood conditions. S. Langridge stated that this is council's bridge but it is on his land. He stated that he now makes contractors sign a paper to say that they will not use the bridge. W. Moen confirmed that he has the health and safety plans for all contractors in this area.

RECOMMENDATION

- 1. That the Works Report covering the 2009 / 2010 financial year be adopted.**
- 2. That the 2010 / 2011 works proposals be approved.**

S. Langridge / D. Groot – Carried

Cr Robb suggested sounding out a couple of the contractors to see if they are interested in yearly contracts. Cr Robb stated that health and safety is spelt out in contracts that are put out by the regional council. He suggested that the bridge is looked at and appropriate warning signs put up.

RATES 2011 / 2012

W. Moen suggested that consideration needs to be given to what work is to be done in the area of Dymac Farms before setting the rate for the coming year. D. Groot asked why set a rate and why not just pay for work as required. S. Moran advised that if there is some money in the account then work can be done urgently if required. W. Moen stated that this rating district is different to all others as most always have some money in the kitty. He advised that he needs to ring M. Stewart whenever works are required and then he needs to consult with the rating district before any work is done. S. Moran spoke of the benefits of having some money in the account. Cr Birchfield advised that it is wise to have some money in the bank. It was agreed that a rate strike of \$60,000 would go partway towards this given the average annual expenditure is around \$100,000.

RECOMMENDATION

"That the rate strike for the 2011 / 2012 financial Year is \$60,000 (GST Excl)."

M. Stewart / S. Langridge – Carried

ELECTION OF OFFICERS

Cr Robb asked if there were any suggestions or changes. It was agreed that the status quo would remain for this year.

Moved: *"That the committee will comprise of all current ratepayers."*

P. Stevenson / A. Stewart - Carried

Moved: *"That M. Stewart be re-elected as the spokesperson for the 2010 / 2011 financial year."*

P. Stevenson / A. Stewart - Carried

Moved: *"That S. Langridge be appointed as Deputy Spokesman for the 2010 / 2011 financial year."*

P. Stevenson / A. Stewart - Carried

GENERAL BUSINESS

W. Moen advised that the new owners of the school will have to pay a very small apportionment of the maintenance rate now that it is privately owned. M. Stewart advised that it is only likely to be about a \$3.00 bill. Discussion ensued and it was agreed that the new owners of the Taramakau Settlement School would be rated for their part of the annual rate strike but not additional works.

P. Stevenson asked if the issue with the aerial spraying has been resolved. W. Moen confirmed that it has and council will maintain the spraying of the whole bank and anyone

who has frontage on the bank does not need to spray it as council will do this. This will be paid by the rating district scheme out of the maintenance rate.

Discussion took place on the river damage in front of Dymac Farms. It was noted that there is not much rock in this area. Measurements are required to see what is needed and if work needs to be done then this is to be progressed.

Discussion took place on the lines of communication when contracts are approved. It was agreed that communication would be improved so that members of the rating district are informed of costs at the earliest opportunity. S. Moran advised that it is up to the spokesperson to inform the rest of the rating district as to what is happening with works in the area.

There being no further rating district business to be discussed, the meeting closed at 3 pm

Action Point

W. Moen to get a warning sign for the bridge on S. Langridge's property.