



Rangitikei District Council

Finance and Performance Committee Meeting

Minutes – Thursday 27 April 2017 – 9:30 AM

Contents

1	Welcome	2
2	Council Prayer	2
3	Apologies/Leave of Absence	2
4	Members' conflict of interest.....	2
5	Confirmation of order of business	2
6	Confirmation of minutes	2
7	Chair's Report.....	2
8	Progress with strategic issues	3
9	Monthly Financial Report – March 2017.....	3
10	Incentives for new home construction and new residents.....	4
11	Late Items.....	5
12	Future Items for the Agenda.....	5
13	Next Meeting	5
14	Meeting Closed	5

Present: Cr Nigel Belsham (Chair)
Cr Cath Ash
Cr Dean McManaway
Cr Graeme Platt
Cr Ruth Rainey
Cr David Wilson
His Worship the Mayor, Andy Watson

Also present: Cr Angus Gordon
Cr Lynne Sheridan
Cr Jane Dunn

In attendance: Mr Ross McNeil, Chief Executive
Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr George McIrvine, Finance & Business Support Group Manager
Ms Nardia Gower, Governance Administrator

Tabled documents: **Item 7** **Chair's Report – Chair's Report**

1 Welcome

The meeting opened at 9.30am. The Chair welcomed everyone to the meeting.

2 Council Prayer

Cr Ash read the Council Prayer

3 Apologies/Leave of Absence

That the apologies for the absence from Cr Peke-Mason be received.

Cr Ruth Rainey / Cr Cath Ash. Carried

4 Members' conflict of interest

Members were reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

5 Confirmation order of business

The Chair informed the Committee that there would be no change to the order of business from that set out in the agenda.

6 Confirmation of minutes

The meeting agreed that the words 'Swimming Pool' should be added after 'Marton' in second bullet point of item 9.

Resolved minute number	17/FPE/007	File Ref
-------------------------------	-------------------	-----------------

That the amended Minutes of the Finance/Performance Committee meeting held on 30 March 2017 be taken as read and verified as an accurate and correct record of the meeting.

Cr Sheridan / Cr Rainey. Carried

7 Chair's Report

The Chair spoke briefly to his tabled report.

Discussion was had as to how people could access documents tabled at Council meetings. Currently they are filed with the paper record. The Committee accepted the proposal to upload to the Council website any documents tabled at the meeting. Mr Hodder would ensure this.

Resolved minute number **17/FPE/008** **File Ref** **3-CT-14-1**

That the Chair's Report to the Finance/Performance Committee meeting on 27 April 2017 be received.

Cr Belsham / Cr Ash. Carried

8 Progress with strategic issues

A discussion document on developing policy for incentives for new home construction and new residents was provided later in the agenda

9 Monthly Financial Report – March 2017

Mr McIrvine spoke to his report.

Cr Rainey noted that the \$500,000 from lotteries for the Bulls community centre was not showing yet. Mr McIrvine noted that capitalization is done at the end of the year and it would normally show then. However, the grant had not yet been paid.

Mr McIrvine noted that upgrades to computer software have been completed however resulted in some system issues that are being resolved. This has resulted in a lot of extra work for the IT department.

The Committee discussed the merits of borrowing from the Local Government Funding Agency (LGFA) with the current low interest rate. All agreed that there is strong viability in doing so and reinvesting either short or long term. Due diligence would be undertaken with any such proposed investments.

Council's lawyers are currently working on the membership documentation required from Council by LGFA. Once finalised, it will be presented back to the Committee.

Quotable Value (QV) is revaluing properties from July through to December 2017, with the outcome potentially affecting rateable values in the 2018/19 rating year. Council provides information to QV on property upgrades known through building consents. QV is responsible for decisions on potential rating increases. All property owners have a right of objection to their valuation assessments. Requests for a higher valuation reflect a buoyant housing market.

Resolved minute number **17/FPE/009** **File Ref** **5-FR-4-1**

That the monthly financial report for March 2017 be received

Cr Ash / Cr Rainey. Carried

10 Incentives for new home construction and new residents

Mr McNeil spoke to the memorandum highlighting incentive options that Council could consider for new home construction, new residential developments and new residents.

While members agreed on the desirability of increasing the housing stock within the District, they had varying views on the relative priority of expenditure to attract new residents to the District:

- incentives could range from a cash remission of rates (Wellington) to vouchers for a range of services within the District (Manawatu);
- further work on town centre developments potentially a greater drawcard than individual incentives;
- as the owner of the Walton Street (Bulls) site, Council has an opportunity to lead a housing development there;
- current staff lack experience and knowledge on designing and managing subdivisions, but a joint venture could overcome that (and share the risk);
- stronger promotion was needed.

Resolved minute number **17/FPE/010** **File Ref 3-PY-1**

That the memorandum 'Incentives for new home construction and new residents' is attached.

Cr McManaway / Cr Wilson. Carried

Resolved minute number **17/FPE/011** **File Ref**

That the Chief Executive undertake a high level study of the feasibility of costs and saleability on the Walton Street site, in Bulls.

Cr Platt / His Worship the Mayor. Carried

Resolved minute number **17/FPE/012** **File Ref**

That the Chief Executive investigate what land is suitable for new residential development in and around Marton, having regard for existing services and suggesting where such development would be best targeted.

Cr Sheridan / Cr Ash. Carried

Cr Jane Dunn arrived at 10:17

11 Late Items

12 Future Items for the Agenda

Invitation for QV to present to a future Finance/Performance Committee meeting.

13 Next Meeting

Thursday 25 May 2017, 9.30am

14 Meeting Closed at 11.03

Confirmed/Chair: _____

Date: