

Minutes of an ordinary meeting of the Gore District Council, held virtually, via Zoom, on Wednesday 15 April 2020, at 4.38pm

Present	His Worship the Mayor, Mr Tracy Hicks JP, Crs Bolger, Davis, Dickson, Gardyne, D Grant JP, N Grant, Highsted, MacDonell, McPhail, Phillips and Reid.
In attendance	The Chief Executive (Mr Stephen Parry), General Manager Infrastructure (Mr Ramesh Sharma), HR/Administration Manager (Susan Jones), Communications-Marketing Manager (Sonia Gerken), Parks and Recreation Manager (Mr Ian Soper), 3 Waters Asset Manager (Mr Matt Bayliss), Project Manager Infrastructure (Mr Hashem Ramezan-zadeh), Roading Asset Manager (Mr Peter Standring) and Accountant (Mrs Donna McKewen).

His Worship acknowledged the Council's first meeting being conducted by Zoom technology. He also acknowledged and paid tribute to those people who were essential workers and putting their lives on the line in order to protect the community from Covid-19. In a very short space of time, the world had changed. He offered condolences to those who had lost family members to the virus. He thanked and acknowledged local health workers, civil defence, ambulance, police and social organisations who were going above and beyond to protect and support the community.

1. CONFIRMATION OF MINUTES

RESOLVED on the motion of Cr McPhail, seconded by Cr Highsted, THAT the minutes of the ordinary meeting of the Gore District Council, held on Tuesday 10 March 2020, as presented, be confirmed and signed by the Mayor as a true and complete record.

RESOLVED on the motion of Cr MacDonell, seconded by Cr Phillips, THAT the minutes of the extraordinary meeting of the Gore District Council, held on Monday 23 March 2020, as presented, be confirmed and signed by the Mayor as a true and complete record.

Cr Highsted asked with the legislative changes that had been made subsequent to the Council's establishment of an Emergency Committee that allowed electronic meetings, whether it was still appropriate to have a quorum of two. The Chief

Executive advised the quorum of two was something that became automated under the Local Government Official Information and Meetings Act as soon as a Committee of Council was established. The Emergency Committee had been established due to the move into the Level 4 lockdown. All Councillors were entitled to attend an Emergency Committee meeting.

2. FINANCIAL REPORT FOR FEBRUARY 2020

A financial report for February 2020 from the Accountant had been circulated and was perused by the Council. The Accountant noted two corrections in the report. On page 1, total revenue was higher than budget by \$85k. Since the date of the report, the world had changed and there would be changes to the Council's finances in the coming months.

Cr MacDonell referred to replacement parts for the Mataura Valley Milk (MVM) industrial hub. The Accountant advised the items needed for the plant were required to be held in stock as they came from overseas. In response to His Worship, the Chief Executive advised MVM did not own the plant. It was paid for by the company and MVM paid for and owned the pipeline leading to the hub, but the hub itself was owned and operated by the Council. The operational costs were funded by MVM through a wastewater agreement. MVM also had exclusive rights for the facility under the agreement, although it could be available to another user in consultation with the company.

Cr Highsted asked if the unfavourable variance in the regulatory area would be picked up in the annual plan for the forthcoming financial year. The Accountant confirmed most of it had been. It included the recruitment of a Planning Manager and other staff adjustments.

Cr Highsted disliked suspense accounts and suggested those items being held should be allocated to the areas they had been incurred in. He asked if the suspense account would be addressed quickly or would the clearing of it take some time. The Accountant expected most of what was held would be addressed quite quickly but there were some unknowns as to where the costs may be allocated to. The balance sheet reflected the suspense account figures.

Cr Dickson asked if the lockdown would have a negative or positive effect on the Council's finances, especially in the parks and roading activities with potential impact on subsidies. The Accountant was unsure whether there had been any emergency or roading safety works undertaken. There may be a downturn in the revenue collection through the pool and regulatory functions. The Chief Executive agreed possible revenue drops would incur pressure on the Council's finances. He could see regulatory functions being impacted with pre-Covid-19 developmental conditions in terms of building and resource consents. The pool relied upon a decent amount of revenue to off-set the ratepayer input. There was no guarantee as to when the pool could reopen to the public again. Parks and reserves did not have revenue hits as a result of the

service not being delivered. It was expected the parks staff could return to work once the Level 4 lockdown had been lifted. There would be pockets of discomfort financially, and it was a watching brief in terms of rating income and what the Council may need to do to assist ratepayers. The impacts would flow into a future report to the Council.

The Roding Asset Manager advised roading activities were continuing as far as funding was concerned. There was catch-up work that would need to be undertaken post Level 4. The Parks and Recreation Manager said the parks and reserves activity would likely resume in Level 3 and some of the backlog would be able to be cleared without breaching social distancing requirements.

Cr Gardyne asked if the Council was reimbursed by MVM for items purchased for the industrial hub. The Accountant understood it was covered by an agreement with 3 Waters and included in an overall wash-up at the end of the financial year. The 3 Waters Manager would confirm that the Council was in fact claiming the inventory carrying costs. He confirmed the trade waste agreement allowed for full cost recovery.

In response to Cr Reid who asked if there had been any analysis done about the loss of income from the pool having been closed for a month, the Accountant advised she had not looked at that but could include it in a future report.

RESOLVED on the motion of Cr Highsted, seconded by Cr Gardyne, THAT the financial report for February 2020 be received.

2020/30

3. FUTURE USE OF COUNCIL OWNED LAND – 67 WIGAN STREET, GORE (21.2/SC2255)

A memo had been received from the Parks and Recreation Manager seeking guidance from the Council on the future use of the land it owned at 67 Wigan Street, formerly the Seddon Memorial hospital site. The Council had purchased the site in November 2017 for \$150,000. At the time of purchase, there were no specific uses, however it was viewed as a strategic acquisition given its proximity to the Gore A&P Showgrounds to the north and Council owned recreation reserve land to the west.

In 2018 the Council developed and completed an application to the Government's Provincial Growth Fund for the Manaaki Eco Village. In December 2019, the Council was notified the application had been declined. A copy of the letter from the Provincial Development Unit of the Ministry of Business, Innovation and Employment had been circulated with the agenda.

The Chief Executive did not think the Council needed to be pressured into coming up with a decision as to what to do with the land. His Worship added the land had initially been purchased without any specific use in mind.

Cr Highsted said the world had fundamentally changed recently, there was uncertainty in the community, tourism was an unknown and he felt the Council should sit tight and show the community it recognised where it was at right now. It could be raised at some time in the future. He was reluctant to go out with aspirational ideas that may cost the ratepayers money.

Cr D Grant concurred with Cr Highsted. The aspirations of some in the community may have been towards the equestrian hub but he believed it needed to be focused on something for the whole community. Whatever the Council did, it had to be a stand-alone project with all costs covered. It could not be funded by ratepayers. Cr Davis agreed and did not think it was appropriate to canvass the community at this time.

Cr Gardyne asked what the limitations of the Reserves Act meant. He asked if there had been any more thought about subdivision against the two road boundaries for housing. It was a contaminated site, but there was work that could be done. He estimated there could be 13-15 sections for subdivision. His Worship said he was not aware of there having been any work done. He was aware of previous owners having considered subdivision and there were areas that could be used for residential purposes. The Chief Executive said a Reserves Act classification did incur some limitations. When the land was purchased the Council suspected it may be used for a future recreational pursuit rather than intensive development for residential purposes. The property did have limitations in regard to contaminated land and areas that could not be built on.

RESOLVED on the motion of Cr D Grant, seconded by Cr Highsted, THAT the information be received,

THAT the Council note that the future use of the former Seddon Memorial Hospital site will be determined in the future on a case by case basis – with all probability that the future use will be one that fits within the boundaries and limitations of the Reserves Act 1977.

2020/31

4. MATAURA COMMUNITY BOARD REPORT (SC2696)

A copy of the report of the meeting of the Mataura Community Board held on 16 March 2020 had been circulated with the agenda and was perused by the Council.

In response to Cr D Grant, the Parks and Recreation Manager advised the Council used to receive a lot of assistance from periodic detention personnel, but in recent times, it had been more difficult to secure.

Cr Davis asked what impact Covid-19 would have on the Board's proposal for the old railway station building. His Worship said it had not been contained within the report and he felt it was too early to make any comment on it. Cr Phillips said he had made

comments about the public release of information relating to the railway station project. Given the current situation, the Board was in no hurry and would wait to see how the project and others the Board had in mind would pan out.

RESOLVED on the motion of Cr Phillips, seconded by Cr Highsted, THAT the report be received,

AND THAT the recommendations contained in the report be ratified.

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5. GREAT SOUTH – SIX MONTHLY UPDATE (SC2586)

A memo had been received from the Chief Executive together with a six monthly update report from Great South to 31 December 2019. The report detailed the work involved in getting the Great South brand and the organisation's operations established, together with a number of initiatives that had been instigated for the region.

His Worship said since the report had been produced, the world had changed and the focus of Great South had changed totally. The Chief Executive said there would be a revised Statement of Intent from Great South that the Council would need to approve by the end of the month.

RESOLVED on the motion of Cr Bolger, seconded by Cr Dickson, THAT the report be received.

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6. GRANTS SUB-COMMITTEE MEETING (SC2609)

A copy of the report of the meeting of the Grants Sub-Committee held on Thursday 19 March 2020 had been circulated with the agenda.

Cr D Grant moved THAT the report of the meeting of the Grants Sub-Committee held on 19 March 2020, be received,

AND THAT the recommendations contained in the report be ratified.

The motion was seconded by Cr Highsted.

Cr Highsted referred to clause 4 of the report about the presentation from Gore Corps and the suggestion that perhaps the Youth Council having some input into funding. He thought it was a good point and the Gore Corps was a very good example where the Council could empower the Youth Council to have some input. Cr D Grant said he had had comments from two former Youth Councillors who would have liked to work to a budget. Cr Reid said about two years ago the Youth Council had worked with James Ward in hosting an event which had been very successful. She said perhaps

during a future Youth Week it was something that could continue to be offered to young people in the District. Cr Dickson thought the project was very worthwhile and was aware that Hokonui Huanui was working with James Ward. She felt that connection would work out well.

Cr Highsted asked for a report from the Chief Executive in the future about the prospect of having a budget established for the Youth Council and how that could operate.

The motion was put and it was carried.

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The meeting concluded at 5.30pm