
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 14 AUGUST 2019
REPORTS TO COUNCIL – FINANCE & CORPORATE STRATEGY

1. INVESTMENT REPORT AS AT 31 JULY 2019

Author	Director Finance & Corporate Strategy
Responsible Officer	Director Finance & Corporate Strategy
Link to Strategic Plans	CSP – 4.3 A financially sound Council that is responsible and sustainable DP - 4.3.1.5 Provide monthly cash balances and detailed quarterly financial reports to Council.

Executive Summary

Council's investments are made in accordance with legislative requirements and are certified as such by the Responsible Accounting Officer.

Report

Under the Local Government Act 1993 and Local Government (General) Regulation 2005, the Responsible Accounting Officer is required to report on Council's Investment portfolio on a monthly basis.

The management of Council's Investments is delegated by the General Manager to the Director of Finance and Corporate Strategy.

Council's current investment portfolio is diversified across a number of investment types and institutions. This includes term deposits, on-call accounts and managed funds. Investments are in accordance with the Office of Local Government's Guidelines and Council's Investment Policy.

The Government Guarantee on aggregated Investments up to \$1 million per account holder per institution expired 1 February 2012 and the new cap is \$250,000.

The investment portfolio decreased **\$1,180,546** during the reporting period. This decrease is due mostly to less Rates receipts than Capital and Operational Payments which was anticipated

Financial Implications

The 2019/20 Budget estimates the total annual Investment Revenue as \$615,080 which represents an estimated return of 2.5% and is split proportionally across General, Water and Sewer Funds and changes on a monthly basis in accordance with cash flow requirements.

The market value of Council's Investments held as at **31 July 2019** is **\$22,910,594**. The full list of investments is in **Attachment No. 1**.

1. INVESTMENT REPORT AS AT 31 JULY 2019 (Cont'd)

Legal and Regulatory Compliance

- Local Government Act, 1993 – Section 625
- Local Government (General) Regulation, 2005 – Clause 212
- Council Investment Policy adopted 10 July 2019
- Ministerial Investment Order – 12 January 2011

Risk Management Issues

Council's risk management strategy is to diversify the allocation of funds across different financial institutions and government authorities based on credit ratings as per the Investment Policy. The investment portfolio is regularly reviewed in order to maximise investment performance and minimise risk.

Certification – Responsible Accounting Officer

I hereby certify that the investments listed in the report have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

Attachments

- 1 Investments – 31 July 2019

RECOMMENDATION

1. That the report regarding Council's Investment Portfolio be received and noted;
2. That the certification of the Responsible Accounting Officer is noted and the report adopted.

2. PROPOSED CHANGES TO THE LOCAL GOVERNMENT RATING SYSTEM

Author	Director Finance and Corporate Strategy
Responsible Officer	Director Finance and Corporate Strategy
Link to Strategic Plans	CSP – 4.3.1 Operate and manage Council in a financially sustainable manner that meets all statutory and regulatory compliance and Council policies

Executive Summary

This report considers IPART's recommended changes to the NSW Local Government Rating System.

Report

Council resolved at its 19 July 2019 meeting (resolution 2019/181) that "a report be presented to the August Council Meeting outlining the proposed changes to the Local Government Rating System and allow Council to consider their options."

The NSW Government asked the Independent Pricing and Regulatory Tribunal (IPART) to review the local government rating system in NSW. The report looked at best practice in other Australian states and territories and New Zealand. IPART released its final report in December 2016.

IPART Report summary

The key outcomes of the report's recommendations are to:

- 1. Use the Capital Improved Value (CIV) valuation method to levy local council rates.**
Mandating CIV as the basis for setting rates in metropolitan council areas, providing non-metropolitan councils the choice of CIV and UV at the rating category level (#1 - #4)
- 2. Allow councils general income to grow as the communities they serve grow.**
Recommending that council's rates income should increase over time in line with the growth in CIV arising from new development (#5 - #9)
- 3. Give councils greater flexibility when setting rates in residential areas.** (#10 - #13)
- 4. Modify rate exemptions so eligibility is based on land use rather than ownership.** (#14 - #25) However most of these recommendations have been rejected by NSW Government).
- 5. Improve assistance to pensioners.** (#26 - #27) However all these have been rejected by NSW Government.
- 6. Give councils more options to set rates within rating categories.** (#29 - #42)

2. PROPOSED CHANGES TO THE LOCAL GOVERNMENT RATING SYSTEM (Cont'd)

UV v. CIV

The key difference between the UV and CIV methods is that:

- UV only considers the underlying land value of a property, whereas
- CIV considers the underlying land value plus capital improvements

The report stated the current rating system based on unimproved value (UV) is unequitable in metropolitan areas. The report also stated the benefits of using CIV in non-metropolitan areas are relatively low and recommends offering those councils a choice.

The stated benefits of adopting CIV are:

- current and future ratepayers share the burden of new developments over time.
- reduced need for councils to levy upfront for development charges.

The report argues the move toward CIV is a natural progression based on:

- UV is becoming harder to measure as the number of vacant lots is reducing
- Metropolitan councils are replicating CIV by using narrow business subcategories e.g. "Chatswood Westfield" is a ratings subcategory¹.
- They argue it is more equitable, efficient, sustainable and simple.

The report states that adopting CIV in non-metropolitan councils may have negative consequences²:

- CIV could deter ratepayers from productive investments, particularly large investments such as shopping centres etc.
- A separate subcategory could adequately resolve issues with rating apartments or the like.

Council rates revenue currently increases by the rate peg (1.7% per annum for 2019/20) plus any approved Special Rate Variation. The report recommends councils rates income increase over time in line with the CIV³. This will deliver more revenue to Council where CIV growth is above the rate peg. This growth outside of the rate peg will be calculated using a formulae based on CIV growth and would be independent of the valuation method chosen⁴.

For Councils who have elected not to adopt CIV their rate increases will consist of the annual rate peg plus a CIV % increase relevant to that local government area.

¹ P37, IPART review of the Local Government Rating System 2016

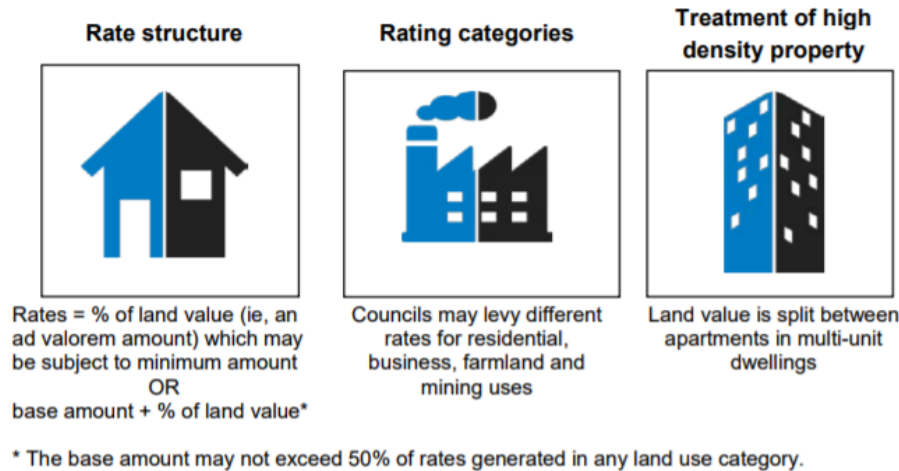
² P41, IPART review of the Local Government Rating System 2016

³ P49, IPART review of the Local Government Rating System 2016

⁴ P50, IPART review of the Local Government Rating System 2016

2. PROPOSED CHANGES TO THE LOCAL GOVERNMENT RATING SYSTEM (Cont'd)

NSW rates are set using:



Currently, under the LG Act, councils are required to use the unimproved value (UV) method as the basis for setting the variable charge included in a property's rates (the ad valorem). It also allows councils to include a base amount, or make the ad valorem amount subject to a minimum amount. Council currently uses the ad valorem subject to a minimum amount.

Impact on Council and its Ratepayers

The impact on Council appear two-fold:

- The increase in rates income by multiplying council's general income by the rate peg plus the proportional increase in CIV from supplementary valuations. The CIV adjustment would not be allowed to be negative.
- The choice of adopting CIV to rates categories to allocate the rates revenue.

If Narromine Shire Council were to adopt using CIV the increase in rates income is difficult to measure as the NSW VG does not currently have a CIV database. The impact on individual ratepayers within each Category cannot be determined but would be capped at a 10% per annum increase above the rate peg.

Recommendation 3 of the Report states "The amount of rates that any ratepayer is liable to pay to the council should increase by no more than 10 percentage points above the rate peg (as adjusted for Special Variations) each year as a result of a council adopting a Capital Improved Value method for setting rates⁵."

This process is called "normalising" and is expected to lead to increased revenue for metropolitan councils. However, whether under UV or CIV any increased revenue to Narromine Shire Council would be expected to minor.

⁵ P41

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2. PROPOSED CHANGES TO THE LOCAL GOVERNMENT RATING SYSTEM (Cont'd)

The impact on Council of adopting CIV over UV in the Narromine Shire could have the following impact on the rates categories:

Category/Sub-Categories (Number of Assessments)	2019/2020 Average Rates	CIV likely impact
Farmland (823)	4,068.57	minor
Residential (366)	706.77	none
Narromine Residential (1436.67)	743.86	none
Trangie Residential (376)	612.28	none
Tomingley Residential (28)	379.9	none
Skypark Residential (35)	2419.27	none
Narromine Business (131.33)	2,401.10	none
Trangie Business (50)	1,817.68	none
Business (77)	1,810.09	slightly more
Industrial Estate (38)	1,304.63	slightly more
Mining (2)	140,773.11	No change

The impact on individual ratepayers is very hard to estimate. The report states "For farmland properties, the UV and CIV methods should produce a relatively similar outcome, to the extent that the value of buildings and other capital structures relative to land value is fairly low and stable across properties"⁶. However, in discussions with IPART it was agreed farmland with large scale development such as irrigation would attract a higher CIV and therefore a rates increase.

The notional rates yield for 2019/20 for Narromine Shire Council is \$5,871,758.

In Summary, if Council were to adopt CIV the impact could be:

- For Council – little to no increase in rates revenue above the rate peg but a disincentive for large capital investment.
- For individual ratepayers – those with proportionately higher than average capital investment in their category may see an increase in their rates but capped at 10% per annum above the rate peg.

Financial Implications

None

Legal and Regulatory Compliance

- Local Government Act, 1993 – Sections 492-582
- Local Government (General) Regulation, 2005

⁶ P30

2. PROPOSED CHANGES TO THE LOCAL GOVERNMENT RATINGS SYSTEM (Cont'd)

Risk Management Issues

None

Internal/External Consultation

NSW IPART
NSW OLG

Attachments

None

Links

[Local Government Rating System Final Report](#) (205 pages)

[Feedback Form](#) (20 pages)

RECOMMENDATION

1. That the report regarding IPART's review of the Local Government Rating System be received and noted.

3. WASTE COLLECTION AREAS

Author	Director Finance and Corporate Strategy
Responsible Officer	Director Finance and Corporate Strategy
Link to Strategic Plans	CSP – 4.3.1 Operate and manage Council in a financially sustainable manner that meets all statutory and regulatory compliance and Council policies

Executive Summary

This report is provided to Council is to consider placing Council's adopted waste collection service on public exhibition for further comment and feedback.

Report

Council at its Ordinary Meeting held on 12 June 2019, resolved to expand the waste collection areas of Narromine, Trangie and Tomingley to include properties which front the existing garbage collection route. Under section 496(1) of the Local Government Act 1993, Council must make and levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available.

Maps of the proposed expanded collection areas were placed on public exhibition on 9 May 2019 for a period of 28 days, and were subsequently approved by Council at its Ordinary Meeting held 12 June 2019. Individual ratepayers were not advised after the May Council Meeting. Individual letters were sent to residents receiving the new bins on 16 July 2019 informing them of Council's decision and how to use each bin.

Delivery of the new bins took place in July and since then Council has received submissions from residents receiving the new bins stating they were not aware of the change. The General Manager subsequently sent a letter dated 24 July to the residents receiving the new bins advising Council staff will be recommending to Council that the maps of the waste collection service areas go back out on public exhibition for further feedback and comment.

Financial Implications

None.

Legal and Regulatory Compliance

Section 496(1) - Local Government Act 1993
Office of Local Government - Council Rating and Revenue Raising Manual
Existing Contract for Garbage Collection

3. WASTE COLLECTION AREAS (Cont'd)

Risk Management Issues

Nil

Internal/External Consultation

Council's adopted waste collection areas are recommended to be placed on public exhibition for a period of 28 days, allowing for public submissions to be received and considered by Council at the October Ordinary Council Meeting.

Attachments

2 *Current waste collection areas*

Waste collection areas up until 30 June 2019 are depicted in green and the expanded areas depicted in blue make up the total current waste collection area as at 1 July 2019.

RECOMMENDATION

1. That Council approve the current waste collection areas of Narromine, Trangie and Tomingley be placed on public exhibition for a period of 28 days with public submissions made to Council during this period.
2. That the residents receiving the new service be written to for their feedback.

4. CARRY FORWARD WORKS AND RE-VOTES FROM 2018/19

Author	Director Finance and Corporate Strategy
Responsible Officer	Director Finance and Corporate Strategy
Link to Strategic Plans	CSP – 4.3 A financially sound Council that is responsible and sustainable

Executive Summary

This report lists capital works recommended to be carried forward into the 2019/20 financial year.

Report

A list of started but uncompleted projects is provided as **Attachment 3** for Council's notation. All unspent monies on these projects were placed in reserves at the 30 June 2019 year end and will be brought forward to cover the cost of these projects. These works with their matching reserves and/or unspent grant monies will be carried forward into the 2019/20 financial year under Local Government (General) Regulations.

A list of unstarted projects with their matching reserves and/or unspent grant monies is provided as **Attachment 4**. These works did not fall within clause 211 of Local Government (General) Regulation 2005 and must be adopted as part of the 2019/20 budget by a vote from Council.

Financial Implications

All monies for unspent projects from 2018/19 were placed in reserve at year end and/or had unspent grant monies attached, therefore there is no effect on this year's budget.

Legal and Regulatory Compliance

Local Government (General) Regulation 2005 (clause 211) – Authorisation of expenditure

Risk Management Issues

Nil

4. CARRY FORWARD WORKS AND RE-VOTES FROM 2018/19 (Cont'd)

Internal/External Consultation

Nil

Attachments

- 3 Projects Commenced But Not Yet Completed as at 30 June 2019
- 4 2018/19 Projects Not Commenced as at 30 June 2019

RECOMMENDATION

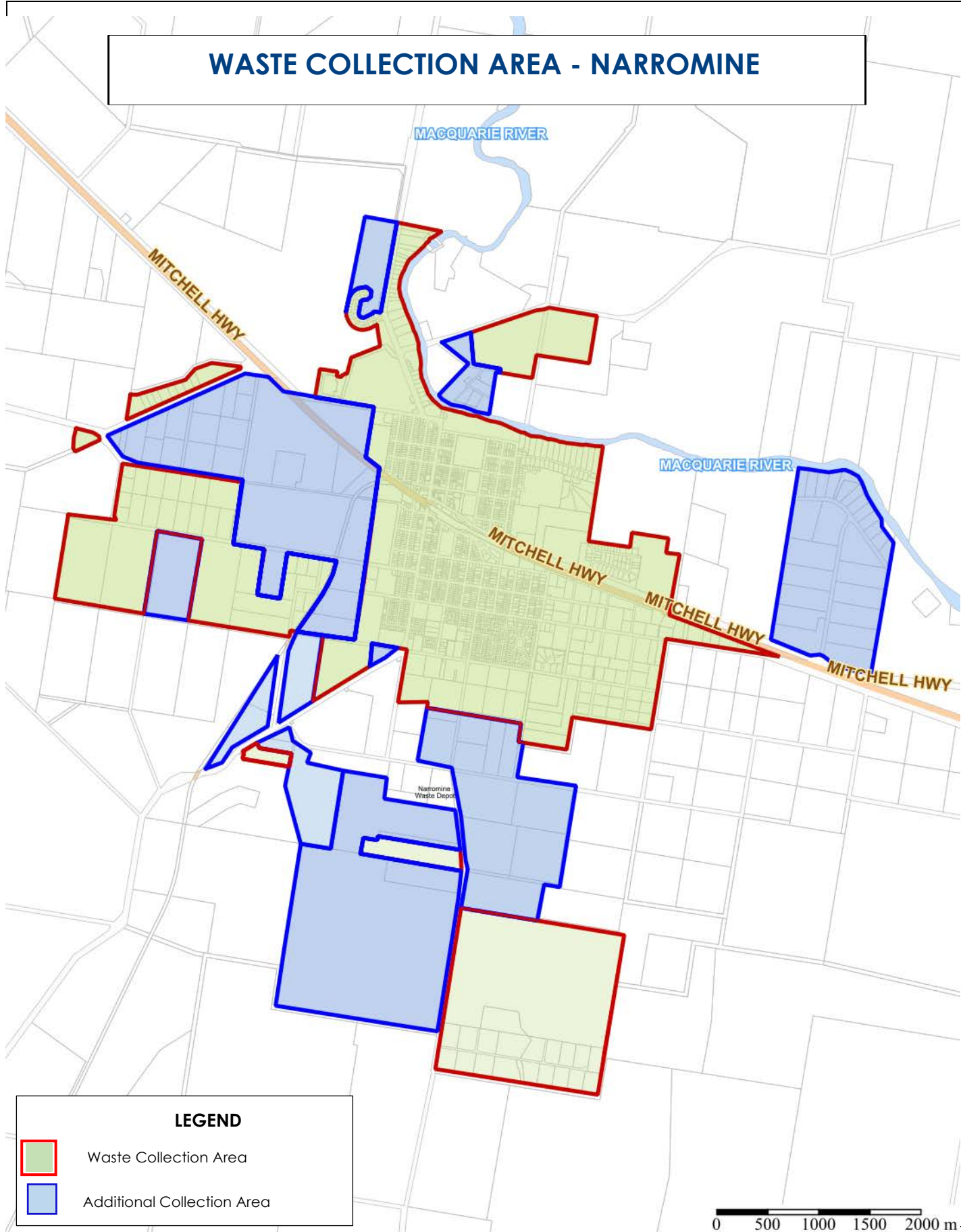
1. That the list of carry forward works which were commenced in 2018/19 but not completed (as shown in Attachment 3) be noted.
2. That the list of carry forward works which did not fall within clause 211 of Local Government (General) Regulation 2005 (as shown in Attachment 4), be adopted as part of the 2019/20 budget.

John Sevil
Director Finance & Corporate Strategy
Responsible Accounting Officer

Investments – 31 July 2019

Financial Institution	Bank Rating	Investment Type/Maturity Date	Investment Rating	Current Rate	Term	Amount (\$)	Comment
Cash & At Call							
CBA	AA-	Business Online Saver - at call	A-1+	1.00%	N/A	1,725,784.75	S&P Short Term
CBA	AA-	Business Online Saver - at call	A-1+	1.00%	N/A	95,441.63	S&P Short Term
TOTAL						1,821,226.38	
Percentage Exposure of Total Portfolio						7.95%	
Average Investment Yield (annualised)						1.00%	
Term Deposits							
NAB	AA-	Term Deposit - 13/08/2019	A-1+	2.35%	90 Days	1,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 15/08/2019	A-1+	2.42%	120 Days	1,000,000.00	S&P Short Term
Suncorp	AA-	Term Deposit - 29/08/2019	A-1+	2.22%	90 Days	1,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 05/09/2019	A-1+	2.35%	120 Days	1,000,000.00	S&P Short Term
Bankwest	AA-	Term Deposit - 11/09/2019	A-1+	2.05%	90 Days	1,000,000.00	S&P Short Term
CBA	AA-	Term Deposit - 16/09/2019	A-1+	2.45%	185 Days	1,000,000.00	S&P Short Term
Bankwest	AA-	Term Deposit - 18/09/2019	A-1+	1.95%	90 Days	1,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 19/09/2019	A-1+	2.27%	120 Days	1,000,000.00	S&P Short Term
CBA	AA-	Term Deposit - 20/09/2019	A-1+	2.41%	182 Days	1,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 03/10/2019	A-1+	2.20%	120 Days	1,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 10/10/2019	A-1+	2.10%	120 Days	1,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 17/10/2019	A-1+	2.07%	120 Days	2,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 23/10/2019	A-1+	1.97%	118 Days	1,000,000.00	S&P Short Term
Bankwest	AA-	Term Deposit - 29/10/2019	A-1+	1.70%	90 Days	3,000,000.00	S&P Short Term
NAB	AA-	Term Deposit - 13/11/2019	A-1+	2.07%	147 Days	1,000,000.00	S&P Short Term
TOTAL						18,000,000.00	
Percentage Exposure of Total Portfolio						78.57%	
Average Investment Yield (annualised)						2.17%	
Pooled Managed Investments							
						Market Value	Balance from 2018/2019
TCorp	AAA	T-CorpIM Long Term Growth Fund				3,089,368	3,023,323
Percentage Exposure of Total Portfolio						13.48%	
Average Investment Yield MTH						1.67%	
Average Investment Yield FYTD						1.67%	
Total Investments and Cash						22,910,595	

WASTE COLLECTION AREA - NARROMINE



LEGEND

	Waste Collection Area
	Additional Collection Area



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Important Notice!

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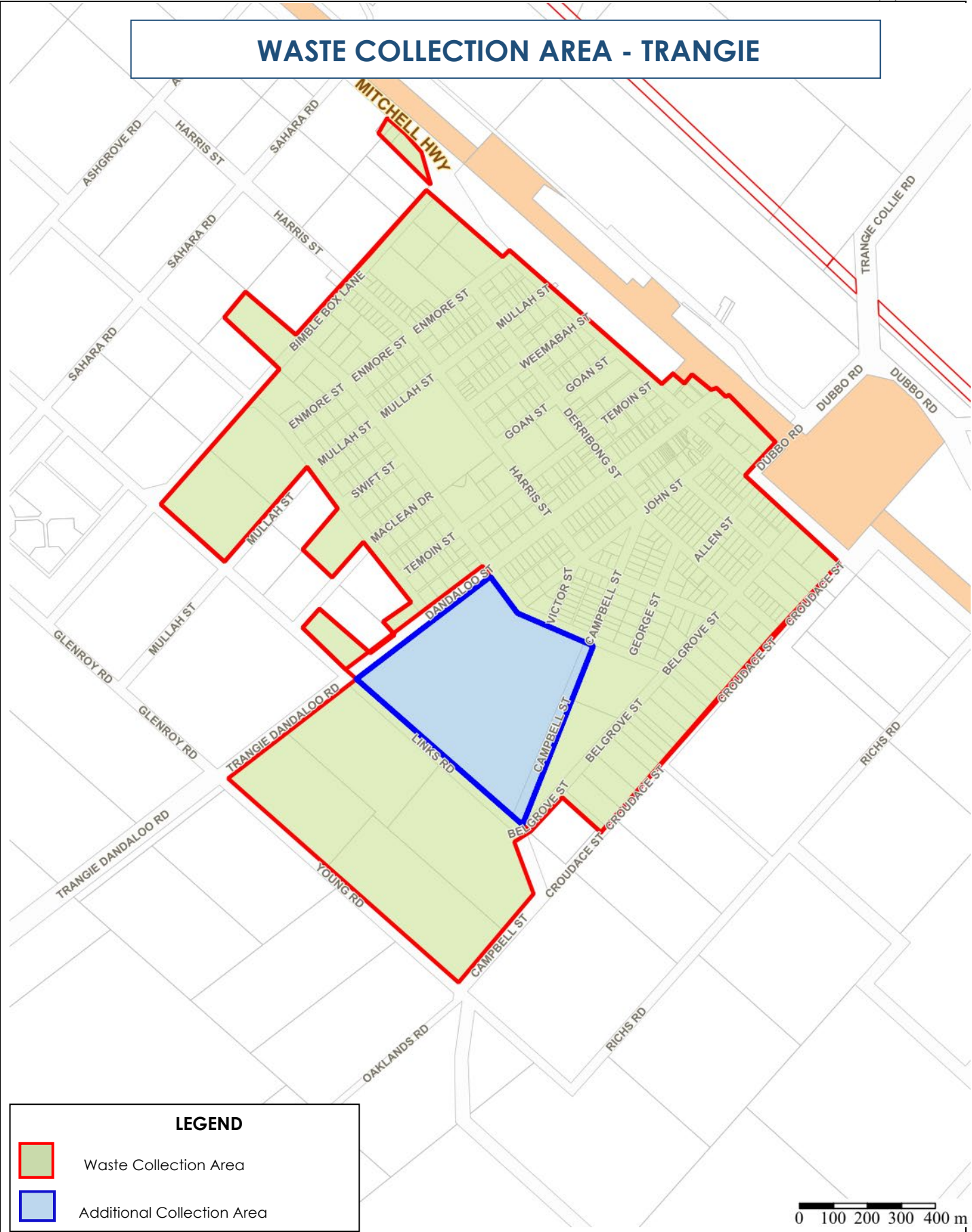
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WASTE COLLECTION AREA - TRANGIE



LEGEND



Waste Collection Area



Additional Collection Area

0 100 200 300 400 m



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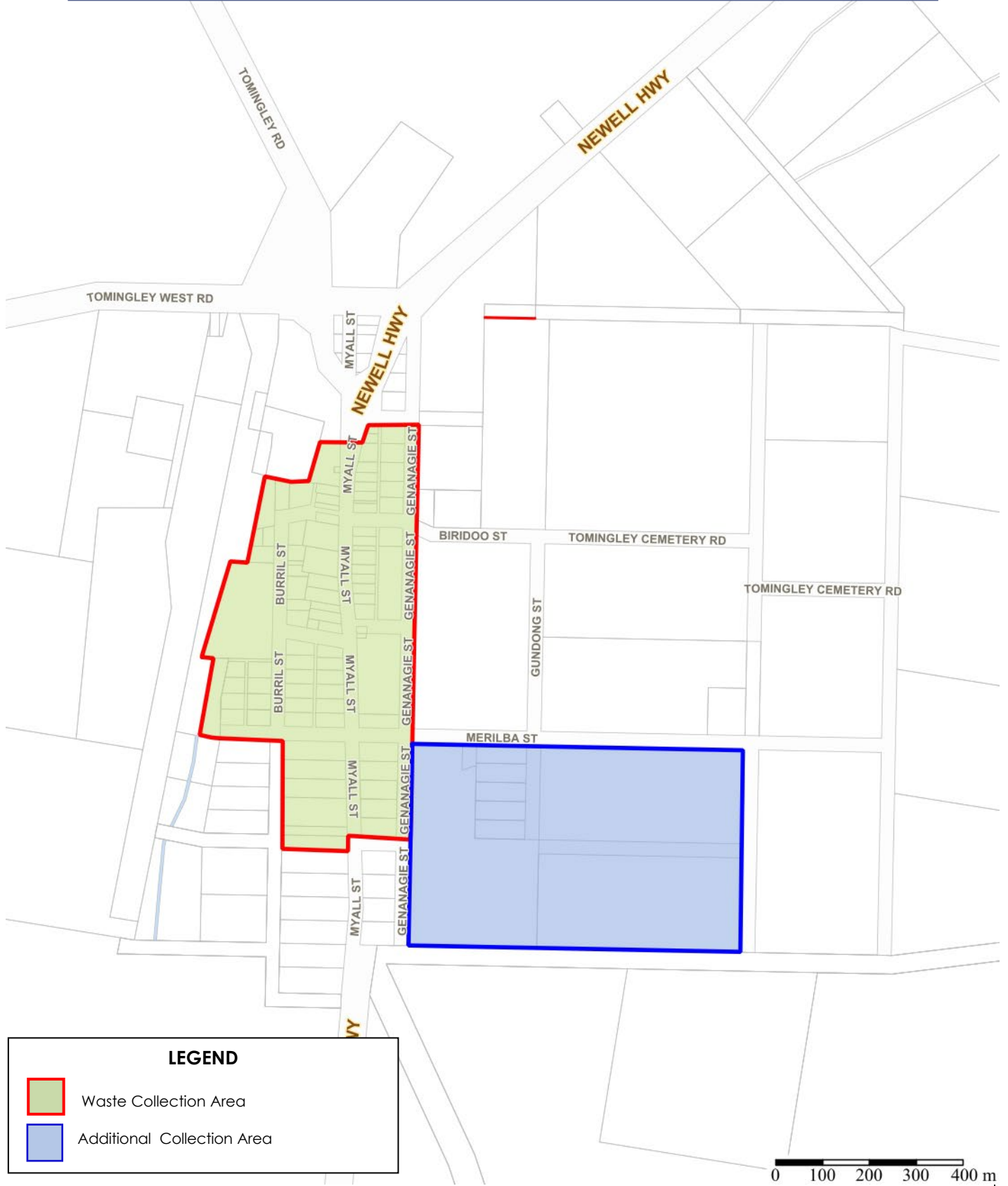
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Trangie Waste Collection Area

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WASTE COLLECTION AREA - TOMINGLEY



LEGEND

- Waste Collection Area
- Additional Collection Area



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Tomingley Waste Collection Area

Map Scale: 1:11352 at A4

Projects Commenced But Not Yet Completed as at 30 June 2019

Fund	Works	\$	Funded By
General Fund			
	Narromine Learn to Swim Pool	799,744	Grant
	2018-2019 Narromine Pool Splash Park - Stronger Communities Grant R2	782,135	Grant
	Stronger Communities Grant Project - Swimming Pool Narromine	323,444	Grant
	Main Street Trangie Enhancements - Stronger Communities Grant R2	88,836	Grant
	Grant Burns Oval Redevelopment	81,582	Grant
	2018-2019 Main Street Narromine Enhancements - Stronger Communities Grant R2	67,358	Grant
	Fowler Engine Restoration	64,988	General Fund Reserves
	Main Street Tomingley Enhancements - Stronger Communities Grant R2	52,481	Grant
	2018-2019 SCC Swimming Pools Upgrade	44,846	Grant
	Council Crown Land Management - Plans of Management Funding Support Program	42,494	Grant
	Narromine Wetlands Extension	40,496	Grant
	Narromine Sports Centre Toilet Change Room Facilities Capital Upgrade	29,540	General Fund Reserves
	2018-2019 Narromine Library - Emergency Fire Exit	29,091	General Fund Reserves
	2018-2019 Trangie Depot Improvements - Seal Carpark DIAP	25,000	General Fund Reserves
	Narromine Rotary Park West - Softfall	15,914	General Fund Reserves
	2018-2019 Main Street Narromine Upgrade	9,370	General Fund Reserves
	Trangie Pool Additional Shade Structure	7,235	General Fund Reserves
	2018-2019 Town Entrances Upgrade	5,870	General Fund Reserves
	2018-2019 Trangie Pool Perimeter Fencing - Tree Planting	5,752	General Fund Reserves
	2018-2019 Council Customer Services Centre Replacement Counter - Disability Inclusion	5,557	General Fund Reserves
	2018-2019 Narromine Cemetery Electrical Works - Switchboard	3,770	General Fund Reserves
	Cemeteries - Narromine Reseal Roads	3,741	General Fund Reserves
	2018-2019 Narromine Pool Perimeter Fencing - Tree Planting	3,438	General Fund Reserves
	Main Street Narromine Beautification Capital Upgrade	3,375	General Fund Reserves
	Council Offices - Council Customer Services Centre Upgrade	3,150	General Fund Reserves
	Narromine Sports Centre Upgrade Surveillance Capital Upgrade	3,052	General Fund Reserves
	Narromine Library Vinyl In Toilets Capital Upgrade	2,652	General Fund Reserves
	Trangie Pool Additional Furniture in Grounds Capital Upgrade	2,122	General Fund Reserves
		-	
General Fund Total		2,547,033	
Water Fund Reserves			
	2018-2019 Rehab Trangie Potable Water Reservoir	525,508	Water Fund Reserves
	Water Telemetry Capital Upgrade	177,045	Water Fund Reserves
	92100602 Water - Switchboard Replacement	110,701	Water Fund Reserves
	2018-2019 Water - Redevelopment of Bores	100,000	Water Fund Reserves
	Water Pumps Replacement/Rehab Capital	84,333	Water Fund Reserves
	2018-2019 Water - Redundant Bore Remediation	79,421	Water Fund Reserves
	Water Switchboard Replacement Narromine Bore 3 Capital	65,165	Water Fund Reserves
	2018-2019 Water - Highlift Backup Generator	24,899	Water Fund Reserves
Water Fund Reserves Total		1,167,072	
Sewer Fund Reserves			
	Sewer Treatment Plant Capital Upgrade - Trangie	264,052	Sewer Fund Reserves
	Sewer Manhole Capital Upgrades	147,520	Sewer Fund Reserves
	2017-2018 Sewer - Telemetry Upgrade	88,638	Sewer Fund Reserves
	93100600 Sewer - Main Replacement/Rehab	84,726	Sewer Fund Reserves
	Narromine Sewer - Pump Stations Upgrades/Relining - Capital Upgrade	4,976	Sewer Fund Reserves
Sewer Fund Reserves Total		589,912	
Grand Total		4,304,017	

2018/19 Projects Not Commenced as at 30 June 2019

Fund	Job	\$	Funded By
General Fund			
	End of Drought - Weed Spraying	115,484	General
	2018-2019 Council Admin Building Disability Inclusion Plan Toilets	80,000	General
	2018-2019 Depot Sand - Gravel Bunkers	25,860	General
	Narromine Sports Centre Roof and Gutter Repairs Capital Upgrade	25,783	General
	Narromine Aerodrome Capital Grant - Hangar Development	15,646	General
	2019-2020 Sporting Community Fund - Upgrade Burns Oval Lighting Grant	10,000	Grant
	Cemeteries Narromine Irrigation System Capital	7,720	General
	Medical Facilities - Narromine - Building	7,000	General
	2018-2019 Narromine Library Upgrade Switchboard	5,400	General
	Narromine Sports Centre Upgrade External Toilets Facilities Capital Upgrade	5,150	General
	Cemeteries Narromine Boxed Gardens Capital	5,133	General
	Ex MVFDC Building - Install Electrical Safety Switches	5,000	General
	2018-2019 Trangie Doctors Surgery Roof Repairs	4,860	General
	2018-2019 Trangie Doctors Surgery Repairs to Walls	4,692	General
	2017-2018 Cemeteries Narromine Construct New Road Capital	4,284	General
		-	
General Fund Total		322,012	
Water Fund Reserves			
	Water Tomingley Treatment Plant Capital	191,333	Water Fund reserves
		-	
Water Fund Reserves Total		191,333	
Sewer Fund Reserves			
	Sewer Pump Replacement Capital- Narromine	120,000	Sewer Fund Reserves
		-	
Sewer Fund Reserves Total		120,000	
Grand Total		633,345	