



## **Unconfirmed minutes**

The following are the unconfirmed minutes of the Annual General Meeting held on Monday, 1 December 2025.

The minutes will remain provisional until confirmed at the next Annual General Meeting.



**MINUTES**

**Glenorchy City Council**  
**Annual General Meeting**  
held at the Council Chambers  
on Monday, 1 December 2025  
at 6pm



<b>Present (in Chambers):</b>	Alderman Russell Yaxley (Acting Mayor), Aldermen Shane Alderton, Josh Cockshutt, Steven King, Tim Marks, Peter Ridler, Stuart Slade, Justin Stringer and Councillor Molly Kendall
<b>Present (by video link):</b>	None
<b>In attendance (in Chambers):</b>	Emilio Reale (Chief Executive Officer), Tracey Ehrlich (Director Community and Corporate Services/Deputy CEO), Luke Chiu (Director Environmental Services), Patrick Marshall (Director Infrastructure and Development), Christine Lane (Manager Stakeholder and Executive), Tim Douglass (Acting Coordinator Executive and Strategy), Warren Yates (Manager Community), Rachel Cooper (Manager People and Culture), Robbie Shafe (Manager City Compliance), Christine Lane (Manager Stakeholder and Executive), Dan Egodawatte (Acting Manager Assets, Engineering and Design), Paul Garnsey (Manager Development), Matthew Browning (Manager Works), Evan Brown (Acting Manager Property, Environment and Waste), Michael Sokulski (Chief Financial Officer)
<b>In attendance (by video link):</b>	Mandy Henderson (Executive Officer to the Chief Executive Officer and Mayor)
<b>Members of the public in attendance (in Chambers):</b>	Eddy Steenberg, Andrew Shaw, Patrick Shaw
<b>Leave of Absence:</b>	None

The meeting was live streamed on Council's website, Facebook page and YouTube channel.

The peak number of viewers watching the live stream was 17 and 3 members of the public attended in person.

The Chair opened the meeting at 6:00pm.

## 1 WELCOME AND ANNOUNCEMENTS BY THE CHAIR

Welcome to the Annual General Meeting, or AGM, of the Glenorchy City Council.

I'm Russell Yaxley, Acting Mayor of Glenorchy and Chairperson of tonight's AGM on this date, Monday 1 December 2025.

Glenorchy City Council acknowledges the Muwinina people as the traditional owners of this Land. We recognise all Tasmanian Aboriginal people as the original owners and continuing custodians of the land and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working for a City that welcomes and respects all Aboriginal and Torres Strait Islander peoples.

Joining me here in Council Chambers is:

Alderman Peter Ridler

Alderman Justin Stringer

Councillor Molly Kendall

Alderman Tim Marks

Emilio Reale, CEO

Alderman Steven King

Alderman Stuart Slade

Alderman Josh Cockshutt

Alderman Shane Alderton

Welcome to members of the public joining us this evening. For those joining us in person, please ensure you have provided your name and address at the registration desk, as per the requirements of the Local Government Act.

The primary purpose of the AGM is to present Council's 2024/25 Annual Report and allow the electors present to ask questions about it.

Questions about any other matters will be taken on notice for the ordinary meeting of Council to be held on Monday, 15 December 2025. Please email your question through by Sunday, 7 December 2025.

The AGM also provides an opportunity for any elector present to put forward motions for Council to consider at the next ordinary Council meeting.

Under Tasmania's local government laws, a motion passed at this meeting is required to be considered at the next ordinary meeting of Council.

To be clear, passing a motion at this meeting does not mean the motion is adopted by council, only that Council will consider the motion at its next ordinary meeting on Monday, 15 December 2025.

At the AGM, any elector for the Glenorchy City Council area can move or second motions and any elector can vote on the motions put forward.

Electors include all those who are enrolled to vote in Glenorchy Local Government elections.

The Chief Executive Officer will keep minutes of the meeting and they will be published in draft form on Council's website, before being table for confirmation at the 2026 AGM.

### **Council's Financial Position**

- I would like to confirm that Glenorchy City Council paid off the last of its debt last week returning council to a debt-free fiscal position.
- Being in the black gives our council a significant advantage by being better able to strategically plan our objectives and investments on behalf of the community.
- I would like to echo the Mayor's comments from last week in acknowledging the hard work of Glenorchy Council's staff in delivering this important strategic goal.

### **Upgrade to KGV Cricket Wickets**

- The upgrade of Glenorchy Cricket Club's old, unused, turf nets into a four-lane synthetic facility is now complete.
- This has been a collaborative effort between Council, the Glenorchy Cricket Club and Council.
- The upgrade provides a safe space for the young players in the Club's expanding junior cricket programs to learn and experience cricket in what feels like a high-performance environment.
- It also enables more teams to train at the same time, which is improving connectivity across the club.

### **Chambers Mural**

- All going well with the weather, the artist will begin to paint the new public mural on the side of Chambers this week.
- Pedestrians and bus mall users are reminded to follow onsite signage and take extra care when moving through the area.
- Also, discussions are currently underway with artists to update the mural on the Glenorchy Central wall in Cooper Street and to undertake improvements in the bus mall.

### **Roving Carols**

- A reminder that, starting tomorrow there will be roving carollers through the city to bring some festive cheer.
- Tomorrow the Choir of High Hopes will be outside Chambers at 1pm to give a lunchtime performance.
- Then next week on Tuesday 9, Thursday 11 and Friday 12 December acapella group the Silvertones will be:
  - at Northgate from 1.45 to 2pm
  - outside Chambers from 2.05 to 2.20pm
  - back at Northgate from 2.25 to 2.45pm

### **Christmas Community Safety Pop-up**

- Council and Tas Police are holding a pop-up stall to provide information and encourage safe behaviour over the Christmas period while celebrating and on the roads.
- This pop-up is on tomorrow, 2 December, at Northgate between 12 and 2.00pm.

### **Infrastructure Projects Update**

- Council currently has approximately \$1.5M of transport projects at various stages of the procurement process, with the majority of the works to occur in early 2026.
- These projects include:
  - Footpath improvements on Abbotsfield Road
  - Shared path at Main Road Granton
  - Safety Barrier and Footpath at 119 Main Road Austins Ferry
  - Sealed shoulder for cyclists on Main Road Austins Ferry
  - Bilton Street cycleway access upgrade

### **Rabbit Baiting at KGV Update**

- With the rabbit baiting program at KGV now in its final phase we are starting to see deceased rabbits around the area.
- Council staff continue to monitor the area for deceased rabbits and are removing them as soon as possible.
- Members of the public are reminded that if you find deceased rabbits on your property, please put on rubber gloves and dispose of them in your FOGO or general waste rubbish bin.
- Further information on this baiting program is available on Council's website.

## 2 APOLOGIES

Elected Members: Alderman Sue Hickey (Mayor)

Electors: None

## 3 CONFIRMATION OF MINUTES

### **Resolution:**

Ald. Marks/Ald. Alderton

That the minutes of the Annual General Meeting held on Monday, 2 December 2024 be **confirmed**.

The motion was put.

**FOR:** Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

## **4      RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

The questions on the following pages were taken on notice during the last Annual General Meeting on Monday, 2 December 2024.

Responses were individually emailed to James Bryan, Janiece Bryan and George Burrows on Wednesday, 11 December 2024.

The responses to each question were included in the agenda and minutes of the next Ordinary Council meeting held on Monday, 16 December 2024.



**Question without notice – James Bryan, Montrose  
Annual General Meeting, 2 December 2024**

**On page 73 of the Annual Report for 2023-2024, the Statement of Comprehensive Income for the year ending 30 June 2024 has an item:**

**Net gain (loss) on disposal of property infrastructure, plant and equipment listed is a budget loss of \$2,338,000 and an actual loss of \$2,650,000.**

**Q1: How is it possible that the Glenorchy City Council has made a loss, more than \$2.5million on the sale/disposal of GCC property?**

**What was the total income (CASH) received from the sale/disposal of property?**

**What was the total cost (CASH) of disposal of this property?**

**Was any property given away/gifted to any party, if so, what was its value?**

**A1: [CFO] We will come back to you with an absolute.**

**[Acting CEO] This question was taken on notice, and will include details about the land that was gifted to Karadi.**

**Response:**

To give this some context Glenorchy City Council outlines its accounting policy in the financial annual report and applies policies and guidance in executing business activities. The financial annual report is also audited by the Tasmanian Audit Office with a written opinion issued and included as part of the finalised report.

The Net gain (loss) on disposal of property, infrastructure, plant and equipment typically appears in the Statement of Comprehensive Income as follows:

Calculation: The gain or loss is determined by comparing the net proceeds from the disposal with the carrying amount of the asset at the time of disposal.

Presentation: This item is usually presented as a single line in the Statement of Comprehensive Income, often within the "Other income" or "Other expenses" section, depending on whether it is a net gain or loss.

Classification: It is generally considered part of the entity's operating activities and thus included in the calculation of profit or loss for the period.

Timing: The gain or loss is recognised in the period when the disposal occurs, not when the asset is classified as held for sale.

The loss which has been recorded relates to the disposal of land, plant and equipment as well as the write-down of assets. This includes assets impacted by infrastructure renewals that still have a residual value and those identified as having degraded to such a level that their value needs to be written down to \$0.

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The loss of \$2,650,000 is primary due to the write down of \$1,915,000 written down of assets due to renewal or replacement. The total balances is made up of the following material transactions:

<b>Income</b>	<b>FY24</b>
	<b>\$</b>
Land Sales	240,000
Sale - 1 Bellette Place	
Sale - 117 A Pitcairn Street	
Plant/Equipment Sales	261,975
Other minor sales	50,001
<b>Total income</b>	<b>551,976</b>
<b>Expenses</b>	
De-recognised or Written Off	
Transport Infrastructure	1,410,571
Stormwater Infrastructure	217,749
Buildings	54,926
Parks & Recreation	234,678
Donated or Transferred Land	
Land - Rothesay Reserve	162,000
Land - TasWater Land Transfer	285,000
Written Down Value of Sold Assets	
Land - Sold	334,394
Plant/Equipment - Sold	244,763
Administration and other costs	257,926
<b>Total Expenses</b>	<b>3,202,008</b>
<b>Net Loss</b>	<b>2,650,032</b>

The land Rothesay Reserve was donated to Karadi Aboriginal Corporation on 17/01/2024 with full council approval.

Land transferred to TasWater was under longstanding agreement with the transfer finalised in April 2024.

Land valuations are updated based on advice from the Valuer-General and any land sales follow the Local Government Act and council policy with independent valuations for pricing purposes. If the sale price is lower than the recorded value, then a loss is recognised.

Plant and equipment is sold in auctions with the final price determined by the market.

**Question without notice – George Burrows, Rosetta**  
**Annual General Meeting, 2 December 2024**

**Rates Calculations, Payment System for Rates, and Citizens Jury motion:**

**Q1: Why can't Council take credit card payments for rates instalments?**

A1: [CFO] This question was taken on notice.

Response:

**Rate Calculations**

All properties within the Glenorchy municipal area are valued by the Valuer-General in accordance with the Valuation of Land Act 2001 to determine the land value, capital value and assessed annual value.

Assessed annual value (AAV) is the estimated yearly rental value of the property. This value is directly relevant to your rates as it is an estimate of yearly rental. Glenorchy has determined that this is the most appropriate measure to use, and this measure is consistently applied across all properties.

Council sets a General Rate and a minimum amount payable in accordance with Section 107 of the Local Government Act (the Act). Council applies a variation to the general rate for non-residential properties under Section 107 of the Act. This variation is based on the predominant use of the Property as indicated by the land use classification of the Valuer-General.

To determine your general rate, we multiply the AAV by a rate of 'cents in the dollar'. The cents in the dollar is reached by dividing the rating income that we require to deliver our services (determined by the Glenorchy City Council budget) by the total of all AAVs in each of the differential rating categories.

This approach levies the same cents in the dollar rate across residential and non-residential properties with the key variable being the AAV.

Glenorchy does not apply the Brighton Council method of rating. We believe that Brighton Council applies a method that uses a "fixed component amount" plus the AAV multiplied by a cents in the dollar rate.

As an example, if Council applied a methodology for rate payers where everyone paid an equal rate, 18,898 rate payers in would have an increase in rates between \$0 and \$1,800. 1,448 rate payers would have a reduction in their rates between \$1 and \$100,000. This demonstrates that a change to a “fixed and equal rate” would result in 18,898 rate payers with lower value properties subsidising 1,448 rate payers with higher value properties.

### **Payment System for Rates**

Glenorchy Council offers a range of payment options for rate payers including Bpay, Bpoint, by mail, in person, centrepay, direct debit, Australia Post and credit card. Glenorchy currently does not have the ability to accept scheduled credit card direct debit payments. We do accept scheduled bank account direct debit payments. There are many reasons why we don't accept scheduled credit card direct debit payments including:

**Payment Processing** – Requirement for a safe and reliable system payment gateway to facilitate payments. This is a specific system component which is costly and not all system providers can facilitate this.

**Compliance and Security** – PCI DSS compliance is required. This is onerous and requires specific PCI audits, licensing by the credit providers and therefore is costly to implement. In addition there would be increased costs in managing the cyber security risks, and IT environment to prevent intrusion.

**Processing Fees** – For low volume processing such as Glenorchy the costs to the rate payer for each transaction would be substantial. Large organisations servicing 100,000+ customers using such a facility can absorb the higher costs over a large base of customers.

To set up the ecosystem and provide this functionality as another payment service, when we already provide a multitude of services would be inefficient and costly. The estimated cost would be \$200,000-\$400,000 for system configuration, PCI DSS compliance and increased cybersecurity. This would be a significant cost to the community.

### **Citizens Jury**

The Local Government Act 1993 prescribes the way that the Elected Members are selected by the voters and make decisions as a representative democracy, which is in effect a citizen's jury.

This does not mean that further community engagement cannot occur. Council is committed to carrying out a range of community engagement activities which are guided by its Community Engagement Policy.

**Question without notice – Janiece Bryan, Montrose**  
**Annual General Meeting, 2 December 2024**

**Disposal of Public Land motion:**

**Q1: Is it common sense that one person should not determine the appropriate sale price or method of disposal of our public land and assets without being transparent and going through Council?**

A1: [Acting CEO) This question was taken on notice.

Response:

The Glenorchy City Council follows the land disposal process as prescribed in the *Local Government Act 1993* under sections 176 to 181. All Councils have a statutory obligation to dispose of land following these provisions.

**Q2: Have Aldermen taken independent advice on this statutory obligation in relation to the disposal of public land and who did they obtain that advice from?**

A2: [Acting CEO) This question was taken on notice.

Response:

No, not to the contrary of the relevant sections of the Local Government Act 1993.

With regards to transparency of land sales - the proceeds of all land sales, and any expenditure of those proceeds, are detailed in the Proceeds of Property Disposal report that is presented to Open Council Meetings annually after the end of the financial year. The last report was provided to the August 2024 Council Meeting, and a similar report will be provided in August or September 2025.

## 5 PUBLIC QUESTION TIME (15 MINUTES)

### **Please note:**

The Annual General Meeting is a formal meeting of the Elected Members elected by the Glenorchy community. It is chaired by the Mayor. Public question time is an opportunity in the formal meeting for the public to ask questions of their elected Council representatives about the matters that affect ratepayers and citizens.

In accordance with regulation 31(2) and (3) (Public question time) Local Government (Meeting Procedures) Regulations 2025, Council will allocate 15 minutes during each Annual General Meeting to invite members of the public to ask questions relating to the activities of Council.

The following rules and procedures apply to Public Question Time:

1. questions must relate to the activities of Council
2. members of the public are to announce their name and residential address before asking a question (which will be recorded in the minutes)
3. questions are to be put succinctly and in the form of a question, not a comment
4. questions must not be inflammatory, abusive, defamatory, contain a personal attack or otherwise breach any rules of the meeting which have been explained by the Chairperson
5. the Chairperson may limit the number of questions asked by each member of the public in order to ensure that all members of the public wishing to ask questions are given the opportunity within the allocated time
6. the Chairperson will decide the order in which questions are to be asked and may rotate the order between different members of the public if individuals have more than one question to ask
7. the Chairperson may, in their absolute discretion:
  - a) refuse to answer a question if the Chairperson deems that it is inappropriate or does not comply with these rules or the rules of the meeting, or
  - b) take a question 'on notice', in which case the answer will be provided in writing prior the next Council meeting and included on the agenda for the next Annual General Meeting
8. if a question is taken on notice, the Chairperson may request that the member of the public submit their question in writing and may refuse to provide a response if the question is not provided as requested, and
9. the 15 minutes allocated for Public Question Time may be extended at the discretion of the Chairperson at the conclusion of the time period. Council is to publish information relating to Public Question Time, including any additional rules and procedures, on Council's website.

**Question without Notice - Eddy Steenberg, Rosetta**

**Annual General Meeting, Monday 1 December 2025**

**Q1: I note that expenditure is \$300,000 on asset management software and another \$1000,000 for meeting management software. Where is Project Hudson going? Where is all the money going?**

**A1:** [Director Community and Corporate Services] We have had some issues with the software and we are now looking at the potential goals of software development.

**Q2: Does that mean there is expenditure next year depending on good risks?**

**A2:** [Director Community and Corporate Services] The asset management software system was always separate. At the next Council meeting we are looking at the asset management software. We have been out separately to market in relation to this. In regards to Project Hudson, which was really our enterprise system of finance rates, human resources and the core systems of council. We stopped the whole expenditure and we are seeking advice as to the way forward.

**Q3: Will the Open Public Workshops continue in 2026, monthly or bi-monthly?**

**A3:** [CEO] We will continue hosting Open Workshops in 2026, with dates and topics currently being finalised. While the first workshop of the year has not yet been scheduled, planning is underway to ensure sessions are coordinated around Council Meetings, General Planning Authority (GPA) Meetings, and Closed Workshops.

An early-year workshop is anticipated to focus on Council Operations, providing greater insight into our works and operational services. This session will cover key areas such as city cleansing, graffiti removal, pothole maintenance, and related services.

[Manager Stakeholder and Executive] Open Workshops are scheduled on a monthly or bi-monthly basis, depending on public interest, the relevance of topics, presenter availability, and alignment with other Council meeting commitments.

## 6 PRESENTATION OF THE 2024-25 ANNUAL REPORT

File Reference: Annual Report 2024–25

### Presentation of the Annual Report

The Glenorchy City Council Annual Report 2024–25 (Annual Report) has been prepared and published in accordance with the requirements of section 72 of the *Local Government Act 1993*.

The presentation of the Annual Report will include the following sections:

- General overview of 2024–25 by the Acting Mayor
- Presentation of key achievements by Council’s CEO and Department Managers
- Presentation of Council’s Financial Report by the Chief Financial Officer

### Original motion:

Ald. King/Ald. Marks

That the electors present at this Annual General Meeting:

1. **NOTE** the tabling of the Glenorchy City Council Annual Report 2024–25 (**Attachment 6.1.2**).



**Amended motion:**

Ald. Alderton/Ald. Cockshutt

That the electors present at this Annual General Meeting:

1. **NOTE** the tabling of the Glenorchy City Council Annual Report 2024–25 (**Attachment 6.1.2**).
2. **AUTHORISE** the Chief Executive Officer to make any administrative or grammatical amendments to the Glenorchy City Council Annual Report 2024–25, and to correct omissions relating to the Elected Members Committee and Working Groups.

The amended motion was put:

**FOR:** Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

**The amended motion became the motion.****Motion:**

Ald. Alderton/Ald. Cockshutt

That the electors present at this Annual General Meeting:

1. **NOTE** the tabling of the Glenorchy City Council Annual Report 2024–25 (**Attachment 6.1.2**).
2. **AUTHORISE** the Chief Executive Officer to make any administrative or grammatical amendments to the Glenorchy City Council Annual Report 2024–25, and to correct omissions relating to the Elected Members Committee and Working Groups.

The motion was put.

**FOR:** Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

## 7 NOTICES OF MOTION

No Submissions, Notices of Motions or Questions were received by Glenorchy City Council by the due date and time of Tuesday, 25 November 2025 at 12 noon.

## 8 MEETING CLOSE

### **Resolution:**

Ald. Ridler/Ald. Kendall

That the meeting of the Annual General Meeting held on Monday, 1 December 2025 be **closed**.

The motion was put.

**FOR:** Ald. Yaxley, Ald. Alderton, Ald. Cockshutt, Ald. King, Ald. Marks, Ald. Ridler, Ald. Slade, Ald. Stringer and Cr. Kendall

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

The Chair closed the meeting at 7:06pm.

Confirmed:

**Chair**