MINUTES OF YARRABAH ABORIGINAL SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE YARRABAH ABORIGINAL SHIRE COUNCIL CHAMBERS
ON WEDNESDAY, 22 JULY 2026 AT 0900AM

PRESENT: Cr Daryl Sexton (Mayor), Cr Michael Sands, Cr Amy Neal, Cr Brian Underwood, Cr Hezron Murgha

IN ATTENDANCE: Michael Miller (CEO), Christine Dunand (Infocouncil Support)

1 MEETING OPEN AND WELCOME

Mayor Sexton declared the meeting open at 9:10am.

The Mayor welcomed councillors and staff members present to the meeting.

One minute silence was observed to respect those who have passed away.

Councillor Amy Neal opened with a word of Prayer.

2 APOLOGIES

Nil

3 CONFIRMATION OF PREVIOUS MINUTES

RESOLUTION 01:22/07/2026

That the minutes of the Ordinary Council Meeting held on 29 June 2026 be adopted with the following amendments:

- Item 6.4 update Mover to Mayor Daryl Sexton
- Item 6.6 update Mover to Mayor Daryl Sexton
- Item 6.10 update Mover to Mayor Daryl Sexton
- Item 6.7 update spelling to abstain

Moved: Cr Michael Sands
Seconded: Cr Brian Underwood

CARRIED

4 BUSINESS ARISING FROM PREVIOUS MINUTES

5 DISCLOSURE OF INTEREST – COUNCIL / REGISTER UPDATES

The Mayor reminded the Councillors of the requirement to declare their conflicts of interest to the CEO prior to the meeting and called on all councillors to re-declare then now.

No declarations made

6 MATTERS FOR DISCUSSION

At 09:40 am the meeting was adjourned.

At 10:17 am, Cr Hezron Murgha arrived at the meeting.

At 10:20 am the meeting was reconvened.

At 10:31 am, Cr Amy Neal left the meeting.

At 10:34 am, Cr Amy Neal returned to the meeting.

6.1 CEO REPORT

PURPOSE OF THE REPORT

To present the Chief Executive Officer Report for the reporting period June 2026 for Council's consideration.

RESOLUTION 02:22/07/2026

That Council resolve to:

1. Accept the CEO report for the month of July as read and presented.

Moved: Mayor Daryl Sexton
Seconded: Cr Michael Sands

CARRIED

At 10:37 am, Cr Brian Underwood left the meeting.

At 10:38 am, Mike Mair (Director - Corporate Services) joined the meeting.

At 10:38 am, Cr Brian Underwood returned to the meeting.

At 10:44 am, Cr Michael Sands left the meeting.

At 10:45 am, Cr Michael Sands returned to the meeting.

6.2 YASC MONTHLY FINANCIAL REPORT

PURPOSE

To present the Director's Report for the reporting period YTD June 2026 for Council's consideration.

RESOLUTION 03:22/07/2026

That Council resolve to:

1. Receive and note the Director's Report for the reporting period June 2026.

Moved: Cr Brian Underwood
Seconded: Cr Hezron Murgha

CARRIED

At 10:58 am, Mike Mair (Director - Corporate Services) left the meeting.

6.3 PEOPLE AND COMMUNITIES JUNE REPORT

PURPOSE

Present the Director's Report for the June 2026 reporting period for Council's consideration.

RESOLUTION 04:22/07/2026

That Council resolve to:

1. Receive and note the Director's Report for the reporting period June 2026

Moved: Cr Amy Neal
Seconded: Cr Hezron Murgha

CARRIED

At 11:30 am, Cr Amy Neal left the meeting.

At 11:32 am, Cr Amy Neal returned to the meeting.

6.4 BUILDING SERVICES

PURPOSE

To present the Director's Report for the reporting period June/July - 2026 for Council's consideration.

RESOLUTION 05:22/07/2026

That Council resolve to:

1. Receive and note the Director's Report for the reporting period July 2026.

Moved: Mayor Daryl Sexton
Seconded: Cr Brian Underwood

CARRIED

At 11:42 am, Cr Brian Underwood left the meeting.

At 11:43 am, Cr Brian Underwood returned to the meeting.

6.5 DIRECTOR OF INFRASTRUCTURE REPORT

PURPOSE

To present the Director's Report for the reporting period June/July 2026 for Council's consideration.

RESOLUTION 06:22/07/2026

That Council resolve to:

1. Receive and note the Director's Report for the reporting period June/July 2026

Moved: Cr Michael Sands
Seconded: Mayor Daryl Sexton

CARRIED

GENERAL BUSINESS

6.6 GENERAL BUSINESS

Item 1 – Potter Place Commercial Lease (For Decision)

Purpose
To advise Council of the outcome of the Potter Place Expression of Interest (EOI) process and seek endorsement of the preferred applicant.

Background
The Expression of Interest process for the Potter Place commercial lease has now closed. All submissions have been assessed against the approved evaluation criteria, with First Nations Bridge to Care identified as the preferred applicant.

At the Trustee Meeting held on 29 June 2026, the Trustee resolved (Committee Resolution 04) to:

1. Authorise the Mayor and Chief Executive Officer, acting jointly, to approve and execute commercial lease agreements on behalf of the Trustee between scheduled Trustee Meetings.
2. Require that all commercial lease agreements approved and executed under this authority be reported to the next available Trustee Meeting for noting.
3. Require that all commercial lease agreements comply with all relevant legislative requirements, Council policies and the Trustee's statutory obligations.

As the preferred applicant has now been determined, the lease is ready to proceed in accordance with the Trustee delegation.

CEO Recommendation

That Council:

1. Note that the Potter Place Expression of Interest process has been completed.
2. Acknowledge First Nations Bridge to Care as the preferred applicant.
3. Endorse the Mayor and Chief Executive Officer executing the lease agreement in accordance with Trustee Committee Resolution 04 of 29 June 2026, subject to all legislative and statutory requirements being satisfied.

4.

RESOLUTION 07:22/07/2026

That council resolve to:

1. Note that the Potter Place Expression of Interest process has been completed.
2. Acknowledge **First Nations Bridge to Care** as the preferred applicant.
3. Endorse the Mayor and Chief Executive Officer executing the lease agreement in accordance with Trustee Committee Resolution 04 of 29 June 2026, subject to all legislative and statutory requirements being satisfied.

Moved: Cr Amy Neal

Seconded: Cr Brian Underwood

Item 2 – Industrial Special Risks (ISR) Insurance (For Noting

Purpose
To provide Council with an update on Council's Industrial Special Risks (ISR) insurance arrangements.

Background
Council's current Industrial Special Risks (ISR) insurance premium is approximately $1.38 million per annum. The significant cost of this policy is largely attributable to Council's ownership and management of the community's social housing portfolio, which represents the majority of Council's insured assets.

Council's current insurance policy term is due to expire in June 2027. In accordance with Council's procurement requirements, a competitive tender process will be undertaken prior to the expiry of the current policy to secure a new insurer and ensure Council obtains the most appropriate level of coverage and value for money.

CEO Recommendation

That Council note:

1. The current Industrial Special Risks (ISR) insurance premium of approximately $1.38 million per annum.
2. That Council's current ISR insurance policy expires in June 2027.
3. That a competitive tender process will be undertaken prior to the expiry of the current policy to appoint a new insurance provider.

Item 3 – Balamba Nursery

Councillors have decided to carried this item over for a future meeting due to sorry business.

Item 4 – Security Office

No EOI received for this space after the EOI period had closed. In the interim the council has decided to grant a short term lease to Census Australian for a period up to 3 months. After they decant the premises the council will undertake another EOI process.

CARRIED

7 CORRESPONDENCE

Nil

8 STRATEGIC PORTFOLIO UPDATE

Councillors to provide updates on Meetings and Trips and other information for the meeting.

9 CONFIDENTIAL MATTERS

Nil

10 CLOSE OF MEETING

Date for the next Council Ordinary Meeting is Wednesday 19 August 2026.

The Mayor thanked the councillors and staff for their participation and attendance at the meeting.

Meeting closed at 12:00 pm.

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MAYOR