



GEORGE TOWN COUNCIL CONFIRMED MINUTES

Confirmed Minutes of the
Ordinary Council Meeting
held on **Tuesday 24 September 2024**

in the Council Chambers,
16-18 Anne Street, George Town,

commenced at **1:00 pm.**

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

The public are requested to pre-register if attending this meeting of Council.

Shane Power
GENERAL MANAGER

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Meeting Commenced at 1:00 pm

Acknowledgement of Country

George Town Council acknowledges the palawa people from the litarimirina tribe from Port Dalrymple as the traditional custodians of the land.

We honour and give thanks for the caring of country, seas and skies of kinimathatakinta and surrounds.

We pay respect to the elders past, present and future for they hold the memories, traditions, culture and hope of pakana people in lutruwita.

AUDIO RECORDING OF COUNCIL MEETINGS

The public is advised that it is **Council Policy** to record the proceedings of meetings of Council on digital media to assist in the preparation of Minutes, and to clarify any queries relating to the Minutes that is raised during a subsequent meeting under the section "Confirmation of Minutes".

The recording does not replace the written Minutes and a transcript of the recording will not be prepared.

All meetings of the Council shall be digitally recorded as provided for by Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 15(2).

In accordance with the requirements of Council's Audio Recording of Council Meetings Policy GTC 1, members of the public are not permitted to make audio recordings of Council meetings.

The community are requested to pre-register to attend this meeting of Council.

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the above Act and Notice, and the standard applicable provisions of the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

1 PRESENT

Mayor Cr Greg Kieser, Chairperson
Deputy Mayor Cr Greg Dawson
Cr Winston Archer
Cr Heather Ashley
Cr Heather Barwick
Cr Tim Harris
Cr Simone Lowe
Cr Winston Mason
Cr Jason Orr

1.1 APOLOGIES AND LEAVE OF ABSENCE

NII.

1.2 IN ATTENDANCE

General Manager - Mr S Power
Director Corporate & Community - Mrs C Hyde
Director Operational Performance, Strategy & Engagement - Mr R Dunn
Director Infrastructure & Development - Mr A McCarthy
Senior Executive Support and Governance Officer - Ms L Dickenson
Team Leader - Building & Planning - Ms T Burt

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 27 AUGUST 2024

Minute No. 140/24

DECISION

Moved: Cr Lowe
Seconded: Cr Harris

That the Minutes of Council's Ordinary Meeting held on 27 August 2024 numbered 127/24 to 135/24 as provided to Councillors be received and confirmed as a true record of proceedings.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

3 LATE ITEMS

Nil.

4 PUBLIC QUESTION TIME

4.1 PUBLIC QUESTION TIME PROCEDURE

[Refer to Minute No. 243/16. The period set aside for public question time will be at least 15 minutes. Questions given on notice will be addressed first. Once questions on notice have been addressed, persons who have registered their interest to ask a question will be called to do so in the order in which they have registered. Persons attending Council meetings will have the opportunity to register their interest to ask a question without notice prior to the commencement of the meeting. Council staff will be on hand to assist with this process.

Participants cannot ask more than 2 questions in a row with a maximum of 2 minutes per question. If a person has more than (2) questions, they will be placed at the 'end of the queue' and may, if time permits, ask their further questions once all other persons have had an opportunity to ask questions. Persons who have not registered their interest to ask a question will be given an opportunity to do so following all those who have registered. All questions must be directed to the Chairperson.

For further information on Council's Public Question Time Rules and Procedure, please refer to George Town Council Public Question Time Policy GTC13.

Questions asked and answers provided may be summarised in the Minutes of the meeting.

Council requests that members of the public pre-register to attend meetings of Council.

4.2 PUBLIC QUESTIONS ON NOTICE

Nil.

4.3 PUBLIC QUESTION TIME

Commenced at: 1.04 pm

Concluded at: 1.20 pm

Mr G. Neilsen

- Q1. Could Council provide a detailed written update in the next Agenda re the ex-RSL development including current value of the completed project, all costs incurred, sources of income to complete the project and key achieved performance indicators referencing against all business plan projections or informal or formal aspirations?

The Chair thanked Mr Neilsen for his question but requested clarification on the question. The Chair advised that as it is a detailed response required the question will be taken on notice. Clarification was sought where Mr Neilsen mentioned all costs incurred, all sources of income to complete the project. The Chair asked "Were you saying any revenue sources required to complete the project?"

Mr Neilsen clarified that he wishes to know where the money has come from.

- Q2. At the public "Meet the Candidates" event prior to the last Council elections Mayor Kieser responded to a question regarding the purchase and proposed re-development of the ex-RSL building.

Mayor Kieser stated that if the project was not successful the property would be sold and the profits would be passed to "you the people". So I ask irrespective of the aforementioned:

What are the lease conditions including revenue sought for the hospitality section of the ex-RSL development and will the return be consistent with industry and or investor return expectations?

The Chair thanked Mr Neilsen for his question and advised that a response will be given in two parts. Part one is that it is too early to say. Council is at market at this stage and commercial discussions tend to be by negotiation. As soon as Council has a secured tenant for the facility, Council will be able to answer the question. The Chair advised that the question was premature.

The second part of the question, the Chair advised that his recollection was a bit different. The Chair stated that he had not said that he would be happy the property would be sold off, but the property could be sold off if that is the decision of Council. This would be one of the options available to Council.

Mr Neilsen thanked the Chair for his response, and asked if he could comment on the Chair's comments. Mr Neilsen thought that the Chair's recollection would be different. Mr Neilsen went on to say that he has had a lot of experience in real estate which occupied half his professional career. Mr Neilsen stated that he does not agree with what the Chair has stated and would welcome your written response.

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Mr Neilsen appealed to the Councillors (the Board of Directors) saying that you have gone into a new venture and you would be expecting a return on your investment. He continued to say that the Chair's response has a lot to be desired, respectfully say so.

The Chair asked Mr Neilsen to be cautious as he is tracking outside the parameters.

Mr Neilsen continued speaking and said that anyone asking your agents would want a guidance and that is what he is asking for and that is what the community expects.

The Chair reiterated that it is too early to respond and agreed that Mr Neilsen is a practical man and has experience in these issues and that once Council is in a position to answer, an answer will be provided. Council is simply waiting for the market to give that indication.

Mr Neilsen continued "If I may just say".

The Chair responded "you may not. If you have a question?"

Mr Neilsen continued to talk over the Chair.

The Chair advised Mr Neilsen that this is his first warning and you know where this goes as this is not a debate.

Mr Neilsen resumed his seat in the public gallery.

Mrs L. Wootton

I have listened to and read the answers to my questions regarding the proposed Aquatic facility from the last meeting, but I don't believe they were all answered and other questions have arisen from that.

Q1. On what evidence and whose expert advice was the entire swimming pool complex "deemed to be nearing end-of-life and would need to be demolished", before the notice was put out inviting designs and quotes for a completely new facility, on the same site?

The Director Infrastructure & Development entered the meeting at 1.10 pm.

Through the Chair the Director Infrastructure & Development advised that as Councillors' would be aware, Council have gone out through a process for the design, to award a design team. That process has occurred and been awarded. All those who had put in submissions had done an assessment of the site based on the requirements of the grant deed.

The facilities are 40 years old and reaching its end of life. The existing built structures wouldn't be able to be accommodated into a new contemporary site. In relation to the pool structures, Council is getting a structural report. The pool is leaking and is repaired each year which is only a band-aid solution. Council does not think that it could be re-utilised but it is very early on in the design phase. If it could be re-utilised, Council would look to see if that's effective enough given their location and size. The likelihood is that it won't be fit for purpose to be reused.

Mrs Wootton advised that this sought of answers her third question and will not be asking it. She would have thought that it would not be much of a problem with the pool

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leaking where the ground is flat not like Riverside or Windmill Hill. Most pools can be fixed if they are leaking?

The Chair responded and stated that to await the engineers report and not preempt or foreshadow any outcome and then Council can have that discussion.

Q2. Was such a report made available to all Councillors before the advertisement for designs for the new facility went out and is such a report available to the public to provide some transparency on this? Cr Mason certainly was not aware of the pool to be demolished when I spoke to him at the end of July and that was long after the process had closed.

Through the Chair to the General Manager. Technical advice may be required by the Director Infrastructure & Development.

The General Manager responded that it is likely that the pool has reached its end of life and cannot be resurrected, however Council is waiting on expert advice. Council have a budget that is being provided by the Commonwealth and State combined and have been working within the confines of that budget. The footprint in the concept plans at this stage some would encroach on the existing pool and others will not, but Council are still refining this. If the outdoor pool could be resurrected and fit for purpose there may be a chance that it may remain but that decision has not been made yet.

Q3. Mrs Wootton asked when were Councillors made aware of what the advertisement was calling for it to be demolished? So obviously, that is what they would have come up with.

The General Manager responded that there is also a second stage with provisions made for a future outdoor facility not yet funded to replace the existing outdoor facility should the current outdoor pool be not fit for purpose. Council were briefed in advance of the tender going out to the architects before it went out to the market.

Mrs Wootton directed a question to Cr Mason. Cr Mason you didn't know that?

Cr Mason responded that he had missed the Council meeting where that was discussed. The Chair confirmed that.

The Chair thanked Mrs Wootton for her questions.

Mr G. Neilsen

Q3. Are the bathroom and bike washing facilities available for current use and during what hours?

The Chair advised that they are not available.

Mr Neilsen asked when will they be?

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The Chair advised that when Council has a tenant. There are two main operational areas. There is a social enterprise component at the back which is called the LaunchPad run and operated by our Youth Program. An entity that was auspiced by the Council called the LaunchPad and then there is a hospitality entity. So the hospitality entity is the entity that will run the outdoor toilets, bike washing facilities and the catering. The education facility of the LaunchPad is run by a totally separate group. So the bike wash, outside showers are tied to the lease for the catering part of the endeavour which Council does not have a lessee yet.

Mr Neilsen asked was this always the case?

The Chair responded in short, yes.

Mr Neilsen asked so those facilities would only be opened during the hospitality hours?

The Chair responded correct.

Mr Neilsen responded that this raises more questions than answers, Councillors.

The Chair thanked Mr Neilsen for his question.

Mrs L. Wootton

Q4. It has now been a month since the Mayor spoke of Council's decision on the selected architect and design on Tamar FM and she understood that no details could be given at that stage until the architect had been advised. When will the community be advised of the successful architect and the proposed design?

Through the Chair to the General Manager.

The General Manager advised that it is public and it was made public within 24 to 48 hours after the Tamar FM interview. It is available on Council's website. The successful architect is Philip Leighton Architects.

Mr G. Neilsen

Q4. Why wouldn't the bike washing facilities been gated?

Through the Chair the General Manager advised that they are gated. The General Manager corrected himself and advised that the bathroom facility are gated but the bike washing facility is not, but the mechanisms to be able to use it has been removed until there is a tenant to be able to supervise and control that facility.

Mr Neilsen continued to ask that following on from the Chair's advice, if you had a tenant and they close it down at say 8.00 pm surely it would want to be gated otherwise it is a 24 hour operation?

The Chair stated the bike washing facility is predicated by high pressure washing gurneys. Those can be removed as they currently are, so the facility is effectively disabled by the removal of the high pressure infrastructure.

Mr Neilsen asked that they are unscrewed and taken away each night rather than shutting the gate?

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Through the Chair, the General Manager advised that they are not in operation at the moment. They are not fitted and removed on a daily basis, they are completely removed until a tenant is in place. The operation of the facility will be dealt with when a tenant has been allocated.

The Chair thanked Mr Neilsen for his question.

4.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

(Refer to Minute No. 425/00, which states in part, "that a copy of all written replies to questions from the Public Gallery be included in the following Council Agenda.")

Nil.

5 DECLARATIONS OF INTEREST

Cr Orr declared an interest in Agenda Item 10.1.

Cr Lowe declared an interest in Agenda Item 10.1 pending how the motion is moved, whether they are as individual motions or in block.

6 GENERAL MANAGER'S DECLARATION

I certify that with respect to all advice, information or recommendations provided to Council with this Agenda:

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications of experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
 - (a) the general manager certifies, in writing –
 - (i) that such advice was obtained; and
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

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Cr Barwick asked if the General Manager's declaration listed in the Ordinary Council meeting covers the Closed Ordinary Council meeting?

The General Manager responded that it does.

Cr Barwick advised that she does have concerns.

The Chair advised further discussions will be held under closed.

7 PLANNING AUTHORITY

Nil.

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS AUGUST AND SEPTEMBER 2024

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	14 August 2024
FILE NO:	14.10

Minute No. 141/24

DECISION

Moved: Cr Dawson
Seconded: Cr Ashley

That Council:

1. Receives the report on the Council Workshops held on the 27 August and 10 September 2024.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

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8.2 AGENDA REVIEW

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 13 September 2024
FILE NO: 14.5

Minute No. 142/24

DECISION

Moved: Cr Orr
Seconded: Cr Mason

That Council:

1. Alters the Ordinary Council Meeting Agendas to have Declarations of Interest moved ahead of Public Question Time.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Harris, Cr Lowe, Cr Mason
and Cr Orr
Against: Cr Barwick
Abstained: Nil

CARRIED 8 / 1

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 COMMUNITY ASSISTANCE GRANTS ROUND 1

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	13 September 2024
FILE NO:	23.3

Cr Orr left the meeting at 1:30 pm.

Minute No. 143/24

DECISION

Moved: Cr Barwick

Seconded: Cr Mason

That Council:

1. Awards financial assistance to St Vincent de Paul Society Tasmania to the amount of \$1,600 – Towards supplies for the Dining with Friends community service program.
2. Awards financial assistance to George Town Neighbourhood House to the amount of \$2,000 – Towards Testing and Tagging Course, Machine and Tags.
3. Awards financial assistance to Tam O’Shanter Golf and Community Club to the amount of \$2,000 – Towards the upgrading of the club heat pump.
4. Awards financial assistance to Lions Club of George Town Inc to the amount of \$2,000 – Towards large screen TV for installation in the Senior Citizens Room at the York Cove Centre.
5. Awards financial assistance to George Town Art and Artisans to the amount of \$2,000 – Towards a marketing campaign.
6. Awards financial assistance to George Town Folk Club Inc to the amount of \$2,000 – Towards new website for the Tamar Valley Folk Festival.
7. Awards financial assistance to East Tamar Landcare Group to the amount of \$2,000 – Towards a boardwalk extension at the Reg Yates Memorial Interpretation Centre, Pipers River.
8. Awards financial assistance to Pipers River Neighbourhood Watch to the amount of \$377.60 – Towards equipment – BBQ and projector screen for community engagement.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe and Cr Mason

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY 8 / 0

Cr Orr returned to the meeting at 1:33 pm.

11 ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT

Nil

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 13 September 2024

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
August	21	Attended and hosted the opening of the LaunchPad Building
	21	Attended George Town Chamber of Commerce meeting
	22	Attended RAP meeting
	23	Attended Round Table with Anita Dow
	26	Attended BBAMZ Workshop
	27	Chaired Council Workshop
	27	Chaired Ordinary Council Meeting
	28	Tamar FM Radio
	29	Met with local resident
	29	Meet with Bell Bay Aluminum representative
	30	Attended Woodside media announcement
September	2	Interview ABC
	3	Attended Careers Expo Nebhub
	4	Attended LGAT General Meeting
	4	Attended LGAT Annual Conference
	5	Attended LGAT Annual Conference
	10	Chaired Council Workshop
Deputy Mayor Cr Greg Dawson		
August	21	Attended and hosted the opening of the LaunchPad Building
	22	Attended RAP meeting
	27	Attended Council Workshop and Ordinary Council Meeting
September	10	Attended Council Workshop
Cr Jason Orr		
September	3	NEBHub Youth Careers Expo
	4	LGAT General Meeting
	4-5	LGAT Annual Conference
	10	Hillwood Progress Association Annual General Meeting & General Meeting
	11	Tourism Tasmania Pre Season Update
	12	George Town Chamber of Commerce Networking evening
	18	GFG Student Programme George Town Showcase

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Minute No. 144/24

DECISION

Moved: Cr Mason
Seconded: Cr Ashley

That the information report from the Mayor, Deputy Mayor and Councillor on Matters of Involvement be received and the information noted.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe,
Cr Mason and Cr Orr
Against: Nil
Abstained: Nil

CARRIED UNANIMOUSLY 9 / 0

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Nil.

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

Minute No. 145/24

DECISION

Moved: Cr Ashley

Seconded: Cr Mason

That Council move into closed meeting at 1.41 pm to discuss the following items:

Agenda Item 16.2 Minutes of the Closed Ordinary Council Meeting held on 27 August 2024

As per the provisions of Regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

Agenda Item 16.3 2024/2025 Reseal Program – Tender Report

As per the provisions of Regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

Agenda Item 16.4 Strategic Acquisition

As per the provisions of Regulation 15(2)(c) (g) of the Local Government (Meeting Procedures) Regulations 2015.

VOTING

For: Cr Kieser, Cr Dawson, Cr Archer, Cr Ashley, Cr Barwick, Cr Harris, Cr Lowe, Cr Mason and Cr Orr

Against: Nil

Abstained: Nil


CARRIED UNANIMOUSLY 9 / 0

17 CLOSURE

The Chair advised that Council has moved out of closed session and stipulated the conditions of which content can be released in closed at the General Manager's discretion.

Discussion was held in Closed Meeting on the General Manager's Declaration and no further revision was required.

There being no further business, the meeting closed at 2.26 pm.



**Cr Greg Kieser
MAYOR**