



**Confirmed Minutes
ORDINARY MEETING
OF COUNCIL**

16 December 2025

SHIRE OF CUE
Ordinary Meeting of Council
MINUTES

Held in the Council Chambers, 73 Austin Street Cue on
Tuesday, 16 December 2025 commencing at 6:00 PM

ORDER OF BUSINESS

1 DECLARATION OF OPENING

The meeting was opened at 06:08 PM

The Presiding Member welcomed those present and read the following disclaimer:

No responsibility whatsoever is implied or accepted by the Shire of Cue for any act, omission or statement or intimation occurring during this Meeting.

It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of council's decision, which will be provided within fourteen (14) days of this Meeting.

PRESENT:

Shire President Les Price
Deputy Shire President Ross Pigdon
Councillor Ron Hogben
Councillor Julie Humphreys
Councillor Norm Lyon
Councillor Jacquie Lacy
Councillor Cian Lyon

STAFF:

Chief Executive Officer Richard Towell
Deputy Chief Executive Officer Lisa Keen
Senior Admin Officer Stephanie Wandek
Environmental Health Officer Maurice Walsh

GALLERY:

Nil.

6.09 pm DCEO Lisa Keen left the Chambers

6.10 pm DCEO Lisa Keen re-entered the Chambers

2 APOLOGIES ON BEHALF OF ABSENT ELECTED MEMBERS AND LEAVE OF ABSENCE

Executive Assistant Janelle Duncan
Accountant Ahmed Khan

3 DISCLOSURE OF MEMBER'S INTERESTS

Item 10.4 - Impartiality Interest Declarations

- Mr Richard Towell is the Chair for the Cue Primary School Council.

Item 10.5 - Direct Financial Interest Declarations

- Cr Ron Hogben has submitted a lease application for one of the Heydon Place Units.

4 PUBLIC QUESTION TIME

Nil.

5 CONFIRMATION OF MINUTES

Council Decision: 01122025 **Voting Requirement:** Simple Majority

MOVED: Cr Norm Lyon **SECONDED: Cr Julie Humphreys**

That the Minutes of Ordinary Meeting 18 November 2025 are confirmed as an accurate record of the meeting.

CARRIED: 7/0

FOR: Shire President Price, Deputy Shire President Pigdon, Councillor Hogben, Councillor Humphreys, Councillor Lyon, Councillor Lacy, Councillor Lyon

AGAINST: None

6 APPLICATION FOR LEAVE OF ABSENCE

Nil.

7 DEPUTATIONS

Nil.

8 PETITIONS

Nil.

9 ANNOUNCEMENTS WITHOUT DISCUSSION

It is with sadness that we acknowledge the passing of former Shire President Ian Hamilton, on behalf of the Shire of Cue we pass on our condolences to his family.

Method of Dealing with Agenda Business

As part of the Shire's efforts to ensure the efficiency and effectiveness of meetings, tonight's meeting will include the opportunity for matters to be considered by Council en bloc.

Matters not to be included in en bloc decisions are those which require:

- Absolutely Majority;
- Matters to be determined behind closed doors;
- Declared interests made in relation to the item; and
- Deputations or Statements made in relation to the item.

Before commencing the process, the Presiding Member provides a brief explanation of the 'en bloc' method of decision making, for the benefit of any members of the public in the gallery.

The following items have been identified to be decided upon by voting en bloc:

- 10.1 Accounts and Statements of Account
- 10.2 Financial Statements

After reading out all reports identified to be decided on by 'en bloc', Elected Members are given the opportunity to have any reports removed that they deem not appropriate to be included in this process.

Once all are agreed, a mover and seconder will propose a motion for the en bloc decision.

"That the recommendations contained in items 10.1 and 10.2 be adopted en bloc".

REPORTS

10 REPORTS

10.1 ACCOUNTS AND STATEMENTS OF ACCOUNT

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Lisa Keen - Deputy Chief Executive Officer

DATE: 5 December 2025

Matters for Consideration:

To receive the List of Accounts paid for the period 1 November 2025 - 30 November 2025.

Background:

The Local Government, under its delegated authority to the CEO to make payments from municipal and trust funds, is required to prepare a monthly list of accounts showing each account paid and present it to Council at the next Ordinary Council meeting. The list of accounts prepared and presented to Council must form part of the minutes of that meeting.

Comments:

The list of accounts are for the month of November 2025.

Statutory Environment:

Local Government (Financial Management Regulations) 1996 – Clause 13.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Consultation:

Richard Towell, Chief Executive Officer

Officers Recommendation: **Voting Requirement:** Simple Majority

That Council receive the attached payments for the period 1 November 2025 - 30 November 2025, which have been made in accordance with delegated authority under s5.42 of the *Local Government Act 1995*.

NOVEMBER 2025

Municipal Fund Bank EFTs	EFT 15445 - 15564	\$	510,071.88
Direct Debit Fund Transfer	General	\$	45,227.66
Direct Debit Fund Transfer	CEO Credit Card	\$	1,907.56
Payroll		\$	147,372.15
Cheques		\$	0.00
Total		\$	704,579.25

Council Decision: 02122025

Voting Requirement: Simple Majority

MOVED: Cr Ross Pigdon

SECONDED: Cr Norm Lyon

That Council receive the attached payments for the period 1 November 2025 - 30 November 2025, which have been made in accordance with delegated authority under s5.42 of the *Local Government Act 1995*.

NOVEMBER 2025

Municipal Fund Bank EFTs	EFT 15445 - 15564	\$	510,071.88
Direct Debit Fund Transfer	General	\$	45,227.66
Direct Debit Fund Transfer	CEO Credit Card	\$	1,907.56
Payroll		\$	147,372.15
Cheques		\$	0.00
Total		\$	704,579.25

CARRIED: 7/0

FOR: Shire President Price, Deputy Shire President Pigdon, Councillor Hogben, Councillor Humphreys, Councillor Lyon, Councillor Lacy, Councillor Lyon

AGAINST: None

10.2 FINANCIAL STATEMENTS

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Lisa Keen - Deputy Chief Executive Officer

DATE: 5 December 2025

Matters for Consideration:

The attached monthly Financial Report is for the period ending November 2025 and includes the following statements and notes:

- Statement of Financial Activity
- Major Variances
- Net Current Funding Position
- Statement of Financial Position
- Cash and Investments
- Trust Fund
- Cash Backed Reserve
- Receivables
- Capital Disposals
- Borrowings
- Capital Acquisitions
- Rate Revenue
- Grants and Contributions

Background:

Under the *Local Government (Financial Management) Regulations 1996*, a monthly Financial Report must be submitted to an Ordinary Council meeting within two months after the end of the month to which the statement relates. The monthly Financial Report presents an overview of the financial position of the local government at the end of each month. The monthly Financial Report must be adopted by Council and form part of the minutes.

Comments:

The monthly Financial Report is for the month of November 2025.

Statutory Environment:

Local Government (Financial Management Regulations) 1996 – Clause 14.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Consultation:

Richard Towell, Chief Executive Officer

Officers Recommendation:

Voting Requirement: Simple Majority

That Council receive the attached monthly Financial Report, prepared in accordance with the *Local Government (Financial Management) Regulations 1996*, for the period ending November 2025.

Council Decision: 03122025

Voting Requirement: Simple Majority

MOVED: Cr Julie Humphreys

SECONDED: Cr Cian Lyon

That Council receive the attached monthly Financial Report, prepared in accordance with the *Local Government (Financial Management) Regulations 1996*, for the period ending November 2025.

CARRIED: 7/0

FOR: Shire President Price, Deputy Shire President Pigdon, Councillor Hogben, Councillor Humphreys, Councillor Lyon, Councillor Lacy, Councillor Lyon

AGAINST: None

10.3 2024 - 2025 ANNUAL REPORT

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Nil

AUTHOR: Lisa Keen - Deputy Chief Executive Officer

DATE: 11 December 2025

Matters for Consideration:

Accepting of the 2024 - 2025 Annual Report including the audited financial statements as presented and setting the date for the general electors meeting.

Background:

Council has an obligation under the *Local Government Act 1995* to prepare an Annual Report and to present the report to the community. It is a requirement under the Act that Council accept the Annual Report by 31 December of the year following the report or within two months of the Auditors Report becoming available. It must also hold a general electors' meeting within fifty six (56) days of accepting the Annual Report.

Comments:

The 2024 - 2025 Annual Report includes:

- Shire President's Report
- Chief Executive Officer's Report
- Audited Financial Statements
- Auditor's Report

The report outlines the activities undertaken during 2024 - 2025 together with the financial position of the Shire of Cue as at 30 June 2025.

The proposed Annual Electors Meeting date will be Tuesday 10 February 2026.

Statutory Environment:

Local Government Act 1995

Subdivision 4 - Electors' meetings

5.26. Term used: electors

In this Subdivision -

"electors" includes ratepayers.

5.27. *Electors' general meetings*

- (1) *A general meeting of the electors of a district is to be held once every financial year.*
- (2) *A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.*
- (3) *The matters to be discussed at general electors' meetings are to be those prescribed.*

5.29. *Convening electors' meetings*

- (1) *The CEO is to convene an electors' meeting by giving -*
 - (a) *at least 14 days' local public notice; and*
 - (b) *each council member at least 14 days' notice,**of the date, time, place and purpose of the meeting.*
- (2) *The local public notice referred to in subsection (1)(a) is to be treated as having commenced at the time the notice is first given and is to continue in the prescribed way until the meeting has been held.*

5.30. *Who presides at electors' meetings*

- (1) *The mayor or president is to preside at electors' meetings.*
- (2) *If the circumstances mentioned in section 5.34(a) or (b) apply the deputy mayor or deputy president may preside at an electors' meeting in accordance with that section.*
- (3) *If the circumstances mentioned in section 5.34(a) or (b) apply and -*
 - (a) *the office of deputy mayor or deputy president is vacant; or*
 - (b) *the deputy mayor or deputy president is not available or is unable or unwilling to perform the functions of mayor or president,**then the electors present are to choose one of the councillors present to preside at the meeting but if there is no councillor present, able and willing to preside, then the electors present are to choose one of themselves to preside.*

5.31. *Procedure for electors' meetings*

The procedure to be followed at, and in respect of, electors' meetings and the methods of voting at electors' meetings are to be in accordance with regulations.

5.32. *Minutes of electors' meetings*

The CEO is to -

- (a) cause minutes of the proceedings at an electors' meeting to be kept and preserved; and*
- (b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors' meeting are first considered.*

5.33. Decisions made at electors' meetings

- (1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable -*
 - (a) at the first ordinary council meeting after that meeting; or*
 - (b) at a special meeting called for that purpose,**whichever happens first.*
- (2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.*

Division 5 - Annual reports and planning

5.53. Annual reports

- (1) The local government is to prepare an annual report for each financial year.*
 - (2) The annual report is to contain -*
 - (a) a report from the mayor or president; and*
 - (b) a report from the CEO; and*
 - (e) an overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year; and*
 - (f) the financial report for the financial year; and*
 - (g) such information as may be prescribed in relation to the payments made to employees; and*
 - (h) the auditor's report for the financial year; and*
 - (ha) a matter on which a report must be made under section 29(2) of the Disability Services Act 1993; and*
 - (hb) details of entries made under section 5.121 during the financial year in the register of complaints, including -*
 - (i) the number of complaints recorded in the register of complaints; and*
 - (ii) how the recorded complaints were dealt with; and*
-

(iii) any other details that the regulations may require;

and

(i) such other information as may be prescribed.

5.54. Acceptance of annual reports

(1) Subject to subsection (2), the annual report for a financial year is to be accepted by the local government no later than 31 December after that financial year.*

** Absolute majority required.*

(2) If the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December after that financial year, the annual report is to be accepted by the local government no later than 2 months after the auditor's report becomes available.

5.55. Notice of annual reports

The CEO is to give local public notice of the availability of the annual report as soon as practicable after the report has been accepted by the local government.

5.55A. Publication of annual reports

The CEO is to publish the annual report on the local government's official website within 14 days after the report has been accepted by the local government.

5.56. Planning for the future

(1) A local government is to plan for the future of the district.

(2) A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.

Division 3 - Conduct of audit

7.9. Audit to be conducted

(1) An auditor is required to examine the accounts and annual financial report submitted for audit and, by the 31 December next following the financial year to which the accounts and report relate or such later date as may be prescribed, to prepare a report thereon and forward a copy of that report to -

(a) the mayor or president; and

(b) the CEO of the local government; and

(c) the Minister.

- (2) *Without limiting the generality of subsection (1), where the auditor considers that -*
- (a) *there is any error or deficiency in an account or financial report submitted for audit; or*
 - (b) *any money paid from, or due to, any fund or account of a local government has been or may have been misapplied to purposes not authorised by law; or*
 - (c) *there is a matter arising from the examination of the accounts and annual financial report that needs to be addressed by the local government,*
details of that error, deficiency, misapplication or matter, are to be included in the report by the auditor.
- (3) *The Minister may direct the auditor of a local government to examine a particular aspect of the accounts and the annual financial report submitted for audit by that local government and to -*
- (a) *prepare a report thereon; and*
 - (b) *forward a copy of that report to the Minister,*
and that direction has effect according to its terms.
- (4) *If the Minister considers it appropriate to do so, the Minister is to forward a copy of the report referred to in subsection (3), or part of that report, to the CEO of the local government.*

Local Government (Administration) Regulations 1996

Part 3 - Electors' meetings

15. Matters to be discussed at general meeting (Act s. 5.27(3))

For the purposes of section 5.27(3), the matters to be discussed at a general electors' meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.

17. Voting at meeting (Act s. 5.31)

- (1) *Each elector who is present at a general or special meeting of electors is entitled to one vote on each matter to be decided at the meeting but does not have to vote.*
- (2) *All decisions at a general or special meeting of electors are to be made by a simple majority of votes.*
- (3) *Voting at a general or special meeting of electors is to be conducted so that no voter's vote is secret.*

18. Procedure at meeting (Act s. 5.31)

Subject to regulations 15 and 17, the procedure to be followed at a general or special meeting of electors is to be determined by the person presiding at the meeting.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Shire of Cue Strategic Community Plan 2023-2038

Outcome 2.1.3 Maintain accountability and financial responsibility

Consultation:

Richard Towell - Chief Executive Officer

Officers Recommendation:

Voting Requirement: Absolute Majority

That Council:

Accepts the 2024 - 2025 Annual Report as presented, including:

- 2024 - 2025 Annual Report;
- Audited Annual Financial Statements;
- Audit Report and
- Determine that the Annual Electors Meeting be held on Tuesday 10 February 2026 at 5.30pm in the Council Chambers.

Council Decision: 04122025

Voting Requirement: Absolute Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Jacquie Lacy

That Council:

Accepts the 2024 - 2025 Annual Report as presented, including:

- 2024 - 2025 Annual Report;
- Audited Annual Financial Statements;
- Audit Report and
- Determine that the Annual Electors Meeting be held on Tuesday 10 February 2026 at 5.30pm in the Council Chambers.

CARRIED: 7/0

FOR: Shire President Price, Deputy Shire President Pigdon, Councillor Hogben, Councillor Humphreys, Councillor Lyon, Councillor Lacy, Councillor Lyon

AGAINST: None

10.4 DONATION REQUEST - CUE PRIMARY SCHOOL

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Impartiality Declaration -
The author is the Chair for the Cue Primary School Council.

AUTHOR: Richard Towell - Chief Executive Officer

DATE: 11 December 2025

Matters for Consideration:

Request for donation of materials and labour to construct playground fence.

Background:

The Shire of Cue has received a request from the Cue Primary School for the supply and installation of a safety fence to enclose their kindergarten area. The play ground has fencing to most of the area and requires approximately fourteen metres of fencing to complete the enclosure. The request is included as an attachment.

Comments:

The Cue Primary School have requested that the Shire undertake the works as it has the necessary tools and equipment to complete the task and also request that the works be completed before the commencement of the next school year.

The Cue Primary School has provided a quote for the fencing materials to complete the project totaling \$1,114.03. Other materials required include concrete for the posts and miscellaneous fixings. Freight has also been taken into consideration in the cost estimate.

Discussions with the Manager of Works and Services confirm that the Shire can complete the works early in the new year prior to the commencement of the school term.

Statutory Environment:

Nil

Policy Implications:

Council policies D3 and D14 apply.

D.3 Inkind Works

The Chief Executive Officer is authorised to approve free of charge minor in-kind works within the Shire of Cue.

D.14 Provision of Sponsorship and Donations

Policy Statement

Calculation of Value of Requested Donation or Sponsorship

This Policy deals with requests for donation or sponsorship from external bodies. Requests may be for a cash donation or sponsorship; in kind (provision of goods and services or waiving of fees) donation or a combination of cash and in kind. In assessing requests for in kind donation or sponsorship, or a combination of in kind and cash sponsorship, then the value of the in-kind request will be calculated. The full cost of the request (including calculated value of any in kind component) will be considered.

Donations

Donations by the Council reflect its commitment to improve the wellbeing of the community of the Shire of Cue. Because of the philanthropic nature of donations, the Council does not seek a direct cost – benefit return from the donation and does not require a business case to be put. However, the Council will give preference to donations which will assist organisations which benefit the community of the Shire of Cue, or improve the services provided to visitors to the Shire of Cue.

Where the funds are not fully expended on the approved donation the surplus money is to be returned to the Shire.

All donations are to be acquitted in the financial year that it was granted unless prior approval is granted.

Eligibility

To be eligible to apply for a donation, the applicant must be an Association incorporated in accordance with the *Associations Incorporations Act 1987* which includes organisations with religious and / or charitable objectives; and / or community based not for profit groups providing a direct service to the stakeholders and visitors of the Shire of Cue which demonstrably contribute to the wellbeing of residents and visitors, and serve to promote the development of the community.

Service Areas

The range of service areas considered for donations may include:

1. Senior citizen's / community centre;
 2. Community information and support services;
 3. Youth services;
 4. Children's services;
 5. Emergency relief services;
 6. Recreation services / sports clubs;
 7. Community services;
 8. Health services;
 9. Education services;
-

Organisations are expected to acknowledge the contribution made by the Shire of Cue.

Where a donation is approved for a specific purpose – such as purchase of equipment – the organisation is required to provide evidence of expenditure.

Assessment Process

Applications are to be made in writing to the Chief Executive Officer detailing as a minimum:

Reason for request;

Amount requested (whether monetary, in kind or a combination of both); and

If donation is to be used towards the purchase of equipment, who will ultimately be the owner of the equipment and be responsible for its upkeep / maintenance.

Any sponsorship or donation approved by the Chief Executive Officer will be funded from the G/L Account 04143 – CEO Discretionary Expenses.

Any request for sponsorship or donation which the Chief Executive Officer believes is outside his / her delegation, is in excess of the aforementioned budgetary item and / or requires the consideration of Council will be referred to Council.

Where a request for sponsorship or donations is referred to Council, the Council may decline the application or subject to sufficient funds being available in the Council's budget, approve the application.

Financial Implications:

The Annual Budget has a budgeted amount of \$3,000 under Donations - Education for in kind works of this nature. Due to the estimated cost of the project being closer to \$5,000, the request has been presented to Council for their endorsement and the budget adjustment can be addressed with the Budget review that will take place in the first quarter of 2026. The budget allocation for Donations - General has an amount of \$23,000 with expenditure of \$10,000 against it.

Strategic Implications:

Shire of Cue Strategic Community Plan 2023 to 2038:

Leadership Objective

- Outcome 2.2 Strengthen our communities' position for the future
- 2.2.3 Provide support to community and education groups

Consultation:

Susan Trigwell - Principal, Cue Primary School

John Curtin - Manager of Works and Services

Officers Recommendation:

Voting Requirement: Simple Majority

That Council agree to donate materials and labour to construct a playground fence at the Cue Primary School, with an estimated value of \$5,000.

Council Decision: 05122025

Voting Requirement: Simple Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Ross Pigdon

That Council agree to donate materials and labour to construct a playground fence at the Cue Primary School, with an estimated value of \$5,000.

CARRIED: 5/2

**FOR: Shire President Price, Councillor Hogben, Councillor Humphreys,
Councillor Lacy, Councillor Lyon**

AGAINST: Deputy Shire President Pigdon, Councillor Lyon

10.5 LEASE OF UNITS HEYDON PLACE

APPLICANT: Shire of Cue

DISCLOSURE OF INTEREST: Financial Interest Declaration -Cr Hogben has submitted a lease application and left the chamber at 6.48pm

AUTHOR: Richard Towell

DATE: 12 December 2025

Matters for Consideration:

To consider leasing two units at 28 Heydon Place, Cue.

Background:

The Shire of Cue has received a number of enquiries into the units available for rent in Heydon Place. While I have turned down a number of enquiries in the past for applicants that want to use the space for general storage or mining equipment storage, I have received four applications over the past few weeks from businesses that predominantly service the mining industry and can offer services to the Cue community. The Shire currently has two units available for lease.

Having businesses based out of the development and offering services to the community is a great step forward to achieving the economic development goals of the project.

Comments:

A summary of the intended use and the services each applicant can provide to the Cue community is attached.

In my opinion the Shortbeach Enterprises applicant might not be suitable due to Heydon Place not allowing road trains to traverse the road and the sheds not being suitable for prime movers and semi trailers. Hoggy's Concrete and Civil Works has been established in Cue for forty five years and provides concreting and construction services to Cue and the surrounding district.

The leases are proposed for one year with the option of extending for two one-year periods at the discretion of both parties. This will allow the Shire to monitor operations to gauge the tenants utilisation of the unit in line with the economic objectives of the Shire. Rental for the property is proposed at \$13,000 per annum or \$250 per week where the tenant predominantly services the commercial and mining sector and

\$5,200 per annum or \$100 per week where the services predominantly service the Cue community. Rent is payable monthly in advance. Council may consider any other amount for rent that it deems appropriate. Power and Water are to be paid for by the tenant.

In accordance with *Section 3.58 of the Local Government Act 1995*, the proposed lease is classified as a disposal and requires that the proposed disposition is given local public notice for a period of two weeks and invites submissions to be made on the proposal to the Shire of Cue prior to the closing date of the advertising period.

Details to be advertised of the proposed disposition include the market value of the disposition. Part three of the Officer's recommendation includes a resolution to declare the market value of each unit to be \$183,333. This is determined from the fair value attributed to the property of \$1,100,000 and the unit representing one sixth of the property. The valuation was undertaken by Asset Valuation Advisory at 30 June 2023 when they revalued the Shire of Cue's Land and Buildings assets.

Statutory Environment:

Local Government Act 1995, Section 3.58. Disposing of property

(1) *In this section -*

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) *Except as stated in this section, a local government can only dispose of property to -*

(a) *the highest bidder at public auction; or*

(b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*

(3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property -*

(a) *it gives local public notice of the proposed disposition -*

(i) *describing the property concerned; and*

(ii) *giving details of the proposed disposition; and*

(iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*

and

(b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the*

decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

- (4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include -*
- (a) *the names of all other parties concerned; and*
 - (b) *the consideration to be received by the local government for the disposition; and*
 - (c) *the market value of the disposition -*
 - (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
 - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be of the value at the time of the proposed disposition.*

Policy Implications:

Nil

Financial Implications:

The proposal will provide rental income for the properties. The Shire of Cue has a budget allocation for commercial property rental income of \$165,000 and actual income of \$127,233 at the date of this report.

Strategic Implications:

Shire of Cue Strategic Community Plan 2023-2038

Economic Objective 1.1 - Maximise local economic opportunities to benefit the whole community

Outcome 1.1.3 Utilise the land available in the area for a range of new business to be self-sustaining

Consultation:

Les Price - Shire President

Ron Hogben - Hoggy's Concrete and Civil Works

Matt Hogben - Hoggy's Mechanical Pty Ltd

Murray Stein - Sandman Electrical Services

Cate Leppard - Shortbeach Enterprises Pty Ltd

Officers Recommendation:

Voting Requirement: Simple Majority

That Council:

- Authorise the CEO to give Local Public notice of the lease arrangement between the Shire of Cue and the successful candidates at the rental amount of \$..... according to *section 3.58* of the *Local Government Act 1995*.
- *The successful candidates being.*
 1.
 2.
- Authorise the CEO and the Shire President to affix the seal of the Shire of Cue to the lease document if no objections are received.
- Declare the fair value of \$183,333 attributed to each unit at 28 Heydon Place from the revaluation carried out at 30 June 2023, as a true indication of the current market value of the property for the purpose of satisfying *section 3.58(4)(c)(ii)* of the *Local Government Act 1995*.

06:48 pm Cr Ron Hogben left the chambers

07.03 pm CEO Richard Towell left the chambers

07.09 pm CEO Richard Towell re-entered the chambers

07:12 pm Cr Cian Lyon left the chamber

07:13 pm Cr Cian Lyon re-entered the chamber

07:24 pm DCEO Lisa Keen left the chamber

07:25 pm DCEO Lisa Keen re-entered the chamber

Council Decision: 06122025

Voting Requirement: Simple Majority

MOVED: Cr Cian Lyon

SECONDED: Cr Julie Humphreys

That Council:

- Authorise the CEO to give Local Public notice of the lease arrangement between the Shire of Cue and the successful candidates at the rental amount of **\$100.00 per week** according to *section 3.58 of the Local Government Act 1995*.
- *The successful candidates being.*
 - 1. Ron Hogben - Hoggy's Concrete and Civil Works**
 - 2. Matt Hogben - Hoggy's Mechanical Pty Ltd**
- Authorise the CEO and the Shire President to affix the seal of the Shire of Cue to the lease document if no objections are received.
- Declare the fair value of \$183,333 attributed to each unit at 28 Heydon Place from the revaluation carried out at 30 June 2023, as a true indication of the current market value of the property for the purpose of satisfying *section 3.58(4)(c)(ii) of the Local Government Act 1995*.

CARRIED: 6/0

FOR: Shire President Price, Deputy Shire President Pigdon, Councillor Humphreys, Councillor Lyon, Councillor Lacy, Councillor Lyon

AGAINST: None

07:25 pm Cr Ron Hogben re-entered the chamber

11 MOTIONS BY MEMBERS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

12 MOTIONS FOR CONSIDERATION AT THE NEXT MEETING

When renovating the Shire owned properties on Austin Street, funding is allocated to include the addition of residential accommodation to the shops hence increasing their rentability.

13 NEW BUSINESS OF AN URGENT NATURE

Nil.

CLOSED COUNCIL

**14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED
CLOSURE**

15 CLOSURE

The Presiding Member thanked those present for attending the meeting and declared the meeting closed at 07:34 PM.

To be confirmed at Ordinary Meeting on the 17 February 2026.

Signed:

Presiding Member at the Meeting at which time the Minutes were confirmed.
