



ORDINARY MEETING 21-22 JULY 2026

MINUTES

Time: 10.30am to 5.00pm

Venue: Mabuiag (Torres Strait)

Microsoft (TEAMS) Meeting ID: 468 219 212 445 76 | Passcode: 9dF2Uy3F

PRESENT:

Mayor

Division 2 – Dauan

Division 3 – Saibai

Division 4 – Mabuiag

Division 5 – Badu / **Deputy Mayor**

Division 6 – Kubin

Division 7 – Wug (St. Pauls), Mua Island

Division 8 – Kirirri (Hammond Island)

Division 9 – Iama

Division 10 – Warraber

Division 11 – Poruma

Division 12 – Masig

Division 13 – Ugar

Division 14 – Erub

Division 15 – Mer

Cr Phillemon Mosby – *via TEAMS*

Cr Torenzo Elisala

Cr Chelsea Aniba

Cr Keith Fell

Cr Ranetta Wosomo

Cr Iona Manas

Cr John Levi

Cr Seriako Dorante – *via TEAMS*

Cr Aggie Hankin

Cr Kabay Tamu

Cr Francis Pearson

Cr Ted Mosby

Cr Rocky Stephen

Cr Nixon Mye – *via TEAMS*

Cr Bob Kaigey

APOLOGIES:

Division 1 – Boigu

Cr Dimas Toby – *Sorry Business/Sad News*

OFFICERS:

Chief Executive Officer

Executive Director Building Services

Executive Director Community Services

Executive Director Corporate Services

Executive Director Engineering Services

Executive Director Financial Services

DOGIT Transfer, Land Tenure and

Native Title Advisor

Consultant

Executive Assistant to the Mayor

Executive Assistant to the CEO

TSIRC Secretariat

Mr James William

Mr Wayne Green

Mr Dawson Sailor

Ms Michelle Webster

Mr David Baldwin

Ms Hollie Faithfull

Ms Joanne Bryant

Mr Anthony Ottaway – *Closed Business Agenda Item #10 only*

Ms Trudy Lui

Ms Amy Orr

Mr Darryl Brooks

A. WELCOME & QUORUM CONFIRMATION | ACKNOWLEDGEMENTS | OPENING PRAYER | OBSERVANCES

At 10.45am, the Deputy Mayor welcomed Councillors, Executives and staff to the Ordinary Council meeting for the month of July 2026, noting that a quorum of members was present.

The Deputy Mayor made the following acknowledgements:

- Our Heavenly Father for this day and His protection and blessings over our Families, our Communities and our region;
- Traditional Owners, Elders and Leaders – past, present and emerging – on Mabuiag where this Ordinary Council Meeting is being held;
- Our Elders and Leaders – past, present and emerging - across the region and across our homelands.

The Deputy Mayor also acknowledged and conveyed to those members of the Torres Strait Islander community throughout the homelands and on the Australian mainland who may currently be experiencing Sad News/Sorry Business, the collective thoughts and prayers of Council throughout their bereavement.

B. LEAVES OF ABSENCE & APOLOGIES**LEAVE OF ABSENCE**

CR LEVI / CR MANAS

#C24-28/2026-7/B-1

Council grants a leave of absence for Cr Dimas Toby for the July 2026 Ordinary Council Meeting.

CARRIED UNANIMOUSLY

APOLOGIES

CR ELISALA / CR PEARSON

#C24-28/2026-7/B-2

Council accepts the apology submitted by Cr Dimas Toby for the July 2026 Ordinary Council Meeting due to Sorry Business.

CARRIED UNANIMOUSLY

C. CONFLICT OF INTEREST (COI) DECLARATIONS

The Deputy Mayor advised that no written COI notifications were provided by Councillors in relation to the Ordinary Council Meeting for July 2026 and invited Councillors to make any declarations before today's proceedings commence any further.

The Deputy Mayor reminded Councillors of their responsibility for informing Council of any prescribed or declarable conflict of interest on matters to be discussed and that Councillors are required to provide COI in writing prior to the meeting being held. If in doubt, declare your conflict of interest and Council will advise a way forward.

The Deputy Mayor added that if throughout the course of the discussion that any Councillors become aware of a potential conflict of interest, could that Councillor please immediately let the meeting know.

D. LIVE STREAM

The Deputy Mayor advised that this meeting is being LIVE STREAMED on Council's YouTube Channel and welcomed members of the general public who may be viewing proceedings. The Deputy Mayor added that this livestreaming service offers transparency and allows members of the general public and organisational partners across the TSIRC footprint to be informed of Council's deliberations and decisions which impact on the region.

1. MINUTES OF PREVIOUS MEETING (23 JUNE 2026)

#C24-28/2026-7/1

CR ANIBA / CR LEVI

Council confirms the Minutes of the Ordinary Council Meeting held on 23 June 2026.

CARRIED UNANIMOUSLY

1.1. Action Items Update

The Chief Executive Officer (**Mr James William**) spoke to this item. The update was noted by Council. *Items noted as 'completed' during this update will be removed from future reports.*

Cr Seriako Dorante requested that a matter he raised at the June 2026 Ordinary Council Meeting in relation to a community survey undertaken relating to basketball court matters on Hammond Island be listed as an action item for the Chief Executive Officer to report on at the August 2026 Ordinary Council Meeting. Cr Dorante advised that further details on this matter are contained in emails he sent to the CEO on 29 June 2026 and 30 June 2026.

Action Required:

Chief Executive Officer to update Council on matters raised by Cr Seriako Dorante in relation to a community survey report relating to the basketball court on Hammond Island.

2. MAYORAL REPORTS

2.1. Mayoral Monthly Report

The Mayor spoke to his report. The report was noted by Council.

2.2. Mayoral Minute

Nil.

3. CHIEF EXECUTIVE OFFICER REPORTS

3.1. CEO Monthly Report (June 2026)

The Chief Executive Officer (**Mr James William**) spoke to his report. The report was noted by Council.

The Mayor thanked the CEO for reformatting his monthly reports to include his meeting engagements and advocacy. This enhanced reporting, along with similar enhanced reporting in the Mayoral report, will provide Councillors with an overview of the strategic advocacy being undertaken by the Mayor (at the political level) and the CEO (at senior bureaucratic level) on behalf of Council.

In relation to the CEO's report, the **Deputy Mayor** requested that each Division be provided with details around short-term and long-term timelines for housing repairs and maintenance.

The **Mayor** also requested regular updates be provided to Council in relation to the work of the **Audit Committee**.

Action Required:

1. Executive Director Building Services to provide each Division with details around short-term and long-term timelines for housing repairs and maintenance.
2. Executive Director Financial Services to prepare a written report to Council in accordance with section 211(1)(c) of the *Local Government Regulations 2012* following each meeting of the Audit Committee, with the Chief Executive Officer to present these reports to Council in accordance with section 211(4) of the *Local Government Regulations 2012*.

4. BUILDING SERVICES DIRECTORATE

Nil.

5. COMMUNITY SERVICES DIRECTORATE

5.1. Policy Updates – Housing Policies

#C24-28/2026-7/5.1

CR FELL / CR HANKIN

Council resolves to endorse the following updated Housing Policies:

1. Social Housing Policy
2. Social Housing Application Policy
3. Termination of Tenancy Policy
4. Rent Policy
5. Home Visit Policy
6. Rental Debt Policy
7. Appeals Policy
8. Tenancy Breach Policy
9. Housing Complaint Management Policy
10. Rent Review Policy
11. Tenant Absence Policy

12. Abandoned Properties Policy
13. Allocation of Housing Policy
14. Property Inspection Policy

CARRIED UNANIMOUSLY

The **Mayor** thanked the Executive Director Community Services (**Mr Dawson Sailor**) and his team for their work in relation to the Housing Policies. In relation to the Social Housing Allocation Policy, the Mayor also recommended that consideration be given to including in the policy proper (rather than the procedures) a discretion for individual Councillors to decide if consultation with local Prescribed Bodies Corporate (PBCs) is required as a measure to protect Council staff.

5.2. Agenda Report for Council Approval – Attendance and Travel of Council delegates attending Joint Advisory Council (JAC) – Papua New Guinea

#C24-28/2026-7/5.2

CR PEARSON / CR MANAS

Council resolves to:

1. Approve the attendance of the nominated Divisional Councillors and Council officer(s) listed in the officer's report to the Joint Advisory Council (JAC) meeting to be held in Port Moresby, Papua New Guinea, from 10—14 August 2026;
2. Approve the attendance of one additional Councillor (Cr Torenzo Elisala) as a Council representative at the JAC meeting, noting that the costs associated with that Councillor's attendance are not covered by the Department of Foreign Affairs and Trade (DFAT);
3. Approve Council meeting all costs not covered by DFAT, including sitting fees, travel, accommodation, travel allowances, visa costs, insurance and any other necessary costs associated with the attendance of the additional Councillor (Cr Torenzo Elisala) and the nominated Council officer(s);
4. Note that eligible travel, accommodation, transfers, travel allowance and visa costs for DFAT—approved nominated elected Councillors will be met by DFAT; and
5. Delegate authority to the Chief Executive Officer, in accordance with the *Local Government Act 2009*, to finalise any minor administrative arrangements necessary to give effect to this resolution.

CARRIED UNANIMOUSLY

6. CORPORATE SERVICES DIRECTORATE

6.1. Community Grants Program Allocation (June 2026)

#C24-28/2026-7/6.1

In accordance with Sections 194 and 195 of the *Local Government Regulation 2012* and Council's Community Grants Policy, Council resolves (subject to 2026-27 budget adoption):

1. to allocate Community Grants Program funding to the following applicants:

- **CG2027-001 – TUVIYAH TAMWOY, MABUIAG for \$2,500.00**

*MOVED/SECONDED: CR ANIBA / CR ELISALA
[CR MANAS DID NOT VOTE DUE TO COI]
CARRIED*

- **CG2027-003 – RENNAER BENJAMIN, KIRIRRI for \$2,500.00;**

*MOVED/SECONDED: CR FELL / CR PEARSON
CARRIED UNANIMOUSLY*

- **CG2027-004 – KULKA BALAS RUGBY LEAGUE TEAM, PORUMA for \$3,724.00;**

*MOVED/SECONDED: CR FELL / CR MANAS
CARRIED UNANIMOUSLY*

- **CG2027-005 – WHITE DOVE MINISTRY, SAIBAI for \$2,000.00,**

*MOVED/SECONDED: CR PEARSON / CR T. MOSBY
CARRIED UNANIMOUSLY*

Council also noted the overall officer's report and advised that the information provided in the 'Project/Event' column at Attachment 1 of the officer's report was not in accordance with the Project/Event details as contained in the grant application forms for the reporting period.

- *Cr Iona Manas declared a COI (family member – nephew) in relation to application CG2027-001 above, remained present during deliberation of this item, but did not vote.*

6.2. Funding Acquisition Report (May 2026)

The Executive Director Corporate Services (Ms Michelle Webster) spoke to the report. The report was noted by Council.

6.3. TSIRC Special Holidays 2027

#C24-28/2026-7/6.3

CR ANIBA / CR LEVI

Council:

- (a) **Endorses the nominated 2027 Special Holidays listed in the attachment to the officer's report; and**
- (b) **Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to submit the final list for 2027 Special Holidays to the Queensland Government Office of Industrial Relations.**

CARRIED UNANIMOUSLY

6.4. Operational Plan 2025-26 – Q4 Progress Report

#C24-28/2026-7/6.4

CR PEARSON / CR KAIGEY

Council receives and notes the progress report on the implementation of the 2025—26 Operational Plan for the period April to June 2026 (Q4).

CARRIED UNANIMOUSLY

The **Mayor** noted the 4th Quarter reporting indicates 11 completed and 40 in progress objectives and expressed his concern that this completion rate may reflect poorly on Council. The **Chief Executive Officer** noted the comments and the **Executive Director Corporate Services** also responded by advising that incompleting objectives have been carried over into the 2026-27 operational plan.

The Mayor requested particular commentary in future quarterly reporting around expediting the completion of the 40 carry-over objectives from 2025-26. In addition, the Mayor advised the **Chief Executive Officer** that Council has an expectation that 60-70% of all objectives identified in future annual operational plans will be completed.

Action Required:

Executive Director Corporate Services to ensure that future quarterly reporting on Council's 2026-27 annual operational plan provides particular commentary on how the 40 carry-over objectives from 2025-26 are being expedited to completion.

- *In relation to Agenda Item 6.5 below, the Mayor advised the meeting that he had not been briefed in relation to the proposed Operational Plan 2026—27 prior to this meeting.*
- *The Executive Director Corporate Services (Ms Michelle Webster) advised that the draft operational plan 2026-27 had been provided to Councillors at the May 2026 Council Workshop.*
- *The Deputy Mayor recommended that the report be laid on the table and be considered at the October 2026 Council Workshop.*

6.5. Operational Plan 2026-27

#C24-28/2026-7/6.5

CR STEPHEN / CR LEVI

Council defers consideration of this report until further consultation is undertaken with the Mayor and Councillors.

CARRIED UNANIMOUSLY

6.6. Policy Review – Councillor Remuneration, Expenses Reimbursement and Resources Policy

#C24-28/2026-7/6.6

CR ELISALA / CR HANKIN

Council resolves:

1. **To amend and adopt the Torres Strait Island Regional Council's Councillor Remuneration, Expenses Reimbursement and Resources Policy which is in line with the updated remuneration amounts set by the Local Government Remuneration Commission for 2026/27; and**
2. **To apply the remuneration increase retrospectively from 1 July 2026 as per legal advice.**

CARRIED UNANIMOUSLY

Moving forward, the Mayor requested that the Chief Executive Officer prepare for Council a submission to the Local Government Remuneration Commission to take into consideration when determining remuneration levels for TSIRC Councillors the additional non-local government responsibilities placed on Councillors (i.e. such as additional responsibilities placed on Councillors under the Australian Government's *Torres Strait Treaty* arrangements).

Action Required:

Chief Executive Officer to prepare for Council prepare for Council a submission to the Local Government Remuneration Commission to take into consideration when determining remuneration levels for TSIRC Councillors the additional non-local government responsibilities placed on Councillors (i.e. such as additional responsibilities placed on Councillors under the Australian Government's *Torres Strait Treaty* arrangements).

6.7. Council Insurance Renewal 2026-27 - Update

#C24-28/2026-7/6.7

CR FELL / CR KAIGEY

Council:

1. **ratifies the actions in renewing Council insurance through the Tender consideration plan process as stated in this Council Insurance Renewal 2026-27 Report;**
2. **resolves to award the insurance contracts for Industrial Special Risk and other insurance as stated in this Council Insurance Renewal Report 2026-27; and**
3. **notes that the Audit and Risk Committee received and noted this Council Insurance Renewal 2026-27 Report on 9 July 2026.**

CARRIED UNANIMOUSLY

The Mayor requested advice on what has been excluded from the 2026-27 Insurance Renewal compared to the previous year's coverage, including any risk assessments in relation to those excluded items.

Action Required:

Executive Director Corporate Services to brief the Mayor on what has been excluded from the 2026-27 Insurance Renewal compared to the previous year's coverage, including any risk assessments in relation to those excluded items.

7. ENGINEERING SERVICES DIRECTORATE

7.1. Legislative and Operational Matter – Disaster Management Arrangements

#C24-28/2026-7/7.1

CR FELL / CR LEVI

Council resolves:

1. in consultation with the Torres Shire Council (TSC), to seek to dissolve the current combined TSC and TSIRC Torres Strait Local Disaster Management Group (TSLDMG);
2. to seek to form a separate and stand-alone TSIRC Local Disaster Management Group (LDMG); and
3. delegate to the Chief Executive Officer powers to progress and execute administrative and legislative matters relating to the proposed dissolving of the joint TSLDMG and the formation of a TSIRC LDMG.

CARRIED UNANIMOUSLY

➤ *Council deliberations were suspended from 1.00pm to 2.05pm for lunch.*

➤ *The Deputy Mayor (Acting Chair) approved an absence from the meeting for Cr John Levi to participate in a separate meeting commitment. Cr Levi left the meeting at 2.10pm and returned at 2.25pm.*

8. FINANCIAL SERVICES DIRECTORATE

8.1. Financial Dashboard Report (June 2026)

#C24-28/2026-7/8.1

CR FELL / CR HANKIN

Council receives and endorses the monthly financial statements attached to the officer's report for the 2025-26 year to date, for the period ended 30 June 2026, as required under Section 204 of the *Local Government Regulation 2012*.

CARRIED UNANIMOUSLY

8.2. 2026-27 Original Budget

#C24-28/2026-7/8.2

CR PEARSON / CR MANAS

Council:

1. **Adopts in accordance with sections 169 and 170 of the *Local Government Regulation 2012*, Council's Original Budget for the 2026—27 Financial Year as presented, incorporating:**
 - (i) The statements of financial position;
 - (ii) The statements of cashflow;
 - (iii) The statements of income and expenditure;
 - (iv) The statements of changes in equity;
 - (v) The long-term financial forecast;
 - (vi) The revenue statement;
 - (vii) The revenue policy (Adopted 23 June 2026);
 - (viii) The relevant measures of financial sustainability;
 - (ix) The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget; and
 - (x) Capital budget;
2. **Notes the projected cash deficit position and ongoing financial sustainability challenges identified within the 2026-27 Original Budget, including the need to improve Council's unrestricted cash position; and**
3. **Directs the Chief Executive Officer to undertake a review of expenditure reduction, efficiency improvement and revenue raising opportunities and present a report to the October 2026 Council Workshop outlining recommended initiatives, estimated financial impacts and service delivery implications, with the objective of reducing the forecast cash deficit, improving Council's unrestricted cash position and strengthening long-term financial sustainability.**

CARRIED UNANIMOUSLY

The Mayor requested that a report be prepared to update Council on the status of Council Decision #C24-28/2025-8/13.1 (Expiring Subordinate Legislation – *Aboriginal and Torres Strait Islander Communities (Justice, Land and Other Matters) Regulation 2008*).

Action Required:

Executive Director Corporate Services to prepare a report to Council on the status of Council Decision #C24-28/2025-8/13.1 (Expiring Subordinate Legislation – *Aboriginal and Torres Strait Islander Communities (Justice, Land and Other Matters) Regulation 2008*).

8.3. 2026-27 Sewerage Utility Charges

#C24-28/2026-7/8.3

CR ELISALA / CR HANKIN

Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council makes and levies sewerage utility charges for the supply of sewerage services by the Council for the 2026—27 financial year, in accordance with the following Service Category Definitions:

Service Category Definitions

SERVICE CHARGE CATEGORY	DESCRIPTION
Residential	Land that is occupied and used solely for residential purposes, excluding land that is subject of a 40-year lease to the State Government.
Mixed-Use	Land that is used, in part, for residential purposes and, in part, for commercial/industrial purposes, including, but not limited to: guest houses, motels, home-run businesses and tourist facilities. This category includes residential properties that: a) are owned by Council, where the tenant is running a business from home; or b) are owned by the occupant as private property or under a Katter Lease and includes properties where the owner/lessee is operating a business.
Commercial	Land that is occupied and used for commercial/industrial purposes, including, but not limited to: • guest houses, hotels, motels; • shops, tourist facilities, arts and culture activities; • land used by government or utilities (e.g. telecommunications, electricity); • providers aiding in the delivery of commercial and/or government services. (e.g. education, health, and customs) This category also includes all other land that does not fall within the service charge categories of “Residential” or “Mixed-Use”.

Residential:

- (a) An annual access charge of \$317.30 per building (noting that there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Residential.”

Mixed-Use:

- (b) An annual access charge of \$1,586.60 per water closet (being a single pedestal, 1.3 meters of urinal (or part thereof), or 1-3 wall-hung urinals) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Mixed-Use.”

Commercial:

- (c) An annual access charge of \$3,172.60 per water closet (being a single pedestal, 1.3 meters of urinal (or part thereof), or 1-3 wall-hung urinals) shall be applied and levied in equal half-yearly instalments to land that falls within the Service Charge Category of “Commercial”.

CARRIED UNANIMOUSLY**8.4. 2026-27 Waste Management Charges**

#C24-28/2026-7/8.4

CR ELISALA / CR KAIGEY

Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council makes and levies waste management utility charges for the supply of waste management services by the Council for the 2026—27 financial year, in accordance with the following Service Category Definitions:

Service Category Definitions

SERVICE CHARGE CATEGORY	DESCRIPTION
Residential	Land that is occupied and used solely for residential purposes, excluding land that is subject of a 40-year lease to the State Government.
Mixed-Use	Land that is used, in part, for residential purposes and, in part, for commercial/industrial purposes, including, but not limited to: guest houses, motels, home-run businesses and tourist facilities. This category includes residential properties that: c) are owned by Council where the tenant is running a business from home; or

	are owned by the occupant as private property or under a Katter Lease and includes properties where the owner/lessee is operating a business.
Commercial	Land that is occupied and used for commercial/industrial purposes, including, but not limited to: • guest houses, hotels, motels; • shops, tourist facilities, arts and culture activities; • land used by government or utilities (e.g. telecommunications, electricity); • providers aiding in the delivery of commercial and/or government services. (e.g. education, health, customs) This category also includes all other land that does not fall within the service charge categories of “Residential” or “Mixed-Use”.

Residential:

- (a) An annual access charge of \$176.40 per building (noting that there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Residential.”

Mixed-Use:

- (b) An annual access charge of \$881.50 per building (noting that there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Mixed-Use.”

Commercial:

- (c) An annual access charge of \$1,762.40 per building (noting that there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Commercial.”

CARRIED UNANIMOUSLY**8.5. 2026-27 Water Utility Charges**

#C24-28/2026-7/8.5

CR ANIBA / CR STEPHEN

1. Pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, Council makes and levies water

utility charges for the supply of water services by Council for the 2026—27 financial year, in accordance with the following Service Category Definitions:

Service Category Definitions

SERVICE CHARGE CATEGORY	DESCRIPTION
Residential	Land that is occupied and used solely for residential purposes, (excluding residential land that is subject of a 40-year lease to the State Government).
Mixed-Use	Land that is used, in part, for residential purposes and, in part, for commercial/industrial purposes, including, but not limited to: guest houses, motels, home-run businesses and tourist facilities. This category includes residential properties that: a) are owned by Council where the tenant is running a business from home; or b) are owned by the occupant as private property or under a Katter Lease and includes private properties where the owner/lessee is operating a business.
Commercial	Land that is occupied and used for commercial/industrial purposes, including, but not limited to: • guest houses, hotels, motels; • shops, tourist facilities, arts and culture activities; • land used by government or utilities (e.g. telecommunications, electricity); and • providers aiding in the delivery of commercial and/or government services (e.g. education, health, customs). This category also includes all other land that does not fall within the service charge categories of “Residential” or “Mixed-Use”.

Residential:

- (a) An annual access charge of \$265.10 per building (noting that there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Residential.”

Mixed Use:

- (b) An annual access charge of \$1,325.60 per building (noting that there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Mixed-Use.”
- (c) In respect of all properties and/or premises that fall within the service charge category of “Mixed-Use,” at which a water meter is installed on the water service connection to such property and/or premises, water usage shall be charged at the rate of \$1.83 per kilolitre for all water passing through the water meter.

Commercial:

- (d) An annual access charge of \$2,651.80 per building (noting there may be more than one building on each property) shall be applied and levied in equal half-yearly instalments to land that falls within the service charge category of “Commercial.”
- (e) In respect of all such properties and/or premises that fall within the service charge category of “Commercial,” at which a water meter is installed on the water service connection to such property and/or premises, water usage shall be charged at the rate of \$3.65 per kilolitre for all water passing through the water meter.

And:

- 2. Council resolves, pursuant to section 102 of the *Local Government Regulation 2012*, that a water meter will be taken to be read on a particular day (the nominated day) if the water meter is read at any time within two weeks before or two weeks after the nominated day.

CARRIED UNANIMOUSLY

8.6. 2025-26 Statement of Estimated Financial Position

#C24-28/2026-7/8.6

CR ELISALA / CR MANAS

Council notes the Estimated Statement of Financial Position in accordance with section 205 of the *Local Government Regulation 2012*.

CARRIED UNANIMOUSLY

8.7. Auditor-General’s Observation Report on the Interim Audit for the Year Ending 30 June 2026

#C24-28/2026-7/8.7

CR ELISALA / CR PEARSON

Council receives and notes the Auditor-General’s Observation Report on the interim audit for the year ending 30 June 2026.

CARRIED UNANIMOUSLY

9. RESOLUTION TO CLOSE THE MEETING TO THE PUBLIC

#C24-28/2026-7/9

CR FELL / CR PEARSON

The Council resolves to close the meeting to the public pursuant to section 254J of the *Local Government Regulation 2012* to allow the Council to discuss those items listed in the officer's report.

CARRIED UNANIMOUSLY

➤ *Council held Closed Discussions from 3.00pm to 3.40pm to discuss the following matters:*

1 *CHIEF EXECUTIVE OFFICER: [Standing Agenda Item] Update on Current Legal Matters before Council (verbal update only)*

s.254J(e) - Legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government

2 *ENGINEERING SERVICES: Contractual Matter – Tender Evaluation and Award of Contract TC25161 Boigu Aerodrome Apron Upgrade and Esplanade Road Upgrade Project*

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

3 *ENGINEERING SERVICES: Contractual Matter – Tender Evaluation and Award of Contract TC25193 Badu 2025 DRFA Works*

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

4 *ENGINEERING SERVICES: Funding Matter – Closing the Gap Priorities (CTGP) Fund – Erub Island Water Security Project*

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

5 *ENGINEERING SERVICES: Boigu Jetty: Indigenous Advancement Strategy*

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

6 *ENGINEERING SERVICES: Capital Works – Information Report*

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

7 *FINANCIAL SERVICES: Contractual Matter – Register of Pre—Qualified Suppliers – Trade Services*

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

8 **FINANCIAL SERVICES: Contractual Matter – Large Procurement Contracts Awarded Under Delegation**

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

9 **FINANCIAL SERVICES: Sole Supplier Register & Expenditure**

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

10 **FINANCIAL SERVICES: Mirabou Energy – Renewable Energy Project Status Update**

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

11 **BUILDING SERVICES: Works for Queensland (W4Q) 24-27 Project Recommendations**

s.254J(c) - the local government's budget

s.254J(g) - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government

10. RESOLUTION TO RETURN THE MEETING TO OPEN DISCUSSION

#C24-28/2026-7/10

CR LEVI / CR FELL

The Council resolves to move out of closed discussions pursuant to Section 254I of the *Local Government Regulation 2012*.

CARRIED UNANIMOUSLY

11. CONSIDERATION OF MATTERS DISCUSSED IN CLOSED SESSION

Council formally resolved as follows:

11.1. *[Standing Agenda Item]* Update on Current Legal Matters before Council
(verbal update only)

Executive Summary

Verbal update provided by the Chief Executive Officer on the status of any current legal matters before Council.

Discussion only. The verbal update provided by the Chief Executive Officer (Mr James William) was noted by Council.

11.2. ENGINEERING SERVICES: Contractual Matter – Tender Evaluation and Award of Contract TC25161 Boigu Aerodrome Apron Upgrade and Esplanade Road Upgrade Project

Executive Summary

Tenders were invited via public advertisement for this contract and assessed by an evaluation panel to determine best value. A scored evaluation was conducted in accordance with the pre—determined evaluation plan and the applicable policy and procedures.

#C24-28/2026-7/11.2

CR KAIGEY / CR T. MOSBY

Council resolves:

1. To award contract number TC25161 for Boigu Aerodrome Apron and Esplanade Road Upgrade Project to T.I. Concrete Works Pty Ltd for the lump sum price of \$10,300,200 ex GST for a term from 3 August 2026 to 30 November 2026; and
2. Pursuant to section 257 of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:
 - (a) power to make, amend or discharge the contract; and
 - (b) power to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations.

CARRIED UNANIMOUSLY

11.3. ENGINEERING SERVICES: Contractual Matter – Tender Evaluation and Award of Contract TC25193 Badu 2025 DRFA Works

Executive Summary

Tenders were invited via public advertisement for this contract and assessed by an evaluation panel to determine best value. A scored evaluation was conducted in accordance with the pre—determined evaluation plan and the applicable policy and procedures.

#C24-28/2026-7/11.3

CR ANIBA / CR PEARSON

Council resolves:

1. To award contract number TC25193 for Badu Island 2025 DRFA Works to T.I. Concrete Works Pty Ltd for the lump sum price of \$9,177,447.14 ex GST for a term from 3 August 2026 to 30 November 2026; and
2. Pursuant to section 257 of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:
 - (a) power to make, amend or discharge the contract; and

- (b) power to negotiate, finalise and execute any and all matters associated with or in relation to this project and contract including without limitation any options and/or variations.

CARRIED UNANIMOUSLY

11.4. ENGINEERING SERVICES: Funding Matter – Closing the Gap Priorities (CTGP) Fund – Erub Island Water Security Project

Executive Summary

This funding is in relation to the nomination of projects by Council for the CTGP Fund. The purpose of the CTGP Fund is to support the Queensland Government's commitment to lifting living standards in remote Aboriginal and Torres Strait Islander communities by strengthening essential services in ways that reflect local needs and priorities.

Council has been approved funding of \$2,650,000 for the Erub Island Water Security Project.

#C24-28/2026-7/11.4

CR FELL / CR KAIGEY

Council resolves:

1. **To enter into the proposed funding agreement for Closing the Gap Priorities Fund, administered by the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism (DWATSIPM) in relation to Council's submission for a grant sum of up to \$2,650,000; and**
2. **Pursuant to Section 257 of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:**
 - (a) **power to make, amend or discharge the Funding Agreement; and**
 - (b) **power to negotiate, finalise and execute any and all matters associated with or in relation to this project and funding agreement including without limitation any options and/or variations.**

CARRIED UNANIMOUSLY

11.5. ENGINEERING SERVICES: Boigu Jetty: *Indigenous Advancement Strategy*

Executive Summary

To provide Council with a recommendation to approve entering into a proposed funding agreement with TSRA to provide 'top-up' co-funding of an existing separate Commonwealth Grant to enable funding for the replacement of the Boigu Jetty.

#C24-28/2026-7/11.5

CR MANAS / CR ELISALA

Council resolves:

1. To enter into a proposed funding agreement for the Boigu Jetty Replacement Project as part of the Commonwealth's NIAA *Indigenous Advancement Strategy* funding mechanism and administered by TSRA for an amount of up to \$5,000,000; and
2. Pursuant to Section 257 of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:
 - (a) power to make, amend or discharge the Funding Agreement; and
 - (b) power to negotiate, finalise and execute any and all matters associated with or in relation to this project and funding agreement including without limitation any options and/or variations as per Council's Procurement and Ethical Sourcing policy.

CARRIED UNANIMOUSLY

11.6. ENGINEERING SERVICES: Capital Works – Information Report

Executive Summary

This information report provides a status update on some of Council's key capital projects managed by the Engineering Services Capital Works Team. Key projects include QRA DRFA roads projects, Marine Infrastructure Upgrades on Dauan and Saibai, seawall projects at Warraber and Masig and the Saibai Aerodrome Project.

Discussion only. Mr David Baldwin (Executive Director Building Services) spoke to a confidential information report. Council noted the update.

11.7. FINANCIAL SERVICES: Contractual Matter – Register of Pre-Qualified Suppliers – Trade Services

Executive Summary

Tenders were invited via public advertisement for the above arrangement and assessed by an evaluation panel to determine suitability and best value. A scored evaluation was conducted in accordance with the pre-determined evaluation plan and the applicable policy and procedures. 39 submissions were received and the evaluation panel recommends appointment of 38 tenderers to the panel.

#C24-28/2026-7/11.7

CR PEARSON / CR T. MOSBY

Council resolves:

1. To appoint the panel of suppliers listed in Attachment A of the officer's report to the Register of Pre-Qualified Suppliers arrangement for Trade Services (contract number TC26042) for a term from

1 August 2026 to 31 July 2029 with extension options to 31 July 2032, and

2. Pursuant to section 257 of the *Local Government Act 2009*, to delegate to the Chief Executive Officer:

- (a) power to make, amend or discharge the contract, including the power to reopen calls for fresh tenders for appointment to the contract; and
- (b) power to negotiate, finalise and execute any and all matters associated with or in relation to this arrangement including without limitation any options and/or variations.

CARRIED UNANIMOUSLY

11.8. FINANCIAL SERVICES: Contractual Matter – Large Procurement Contracts Awarded Under Delegation

Executive Summary

At its meeting in June 2024, Council resolved to direct the CEO to provide a quarterly report to Council on all contracts valued at or above \$200K that were entered into under delegation. This quarterly report relates to the period from 1 April 2026 to 30 June 2026.

Discussion only. Ms Hollie Faithfull (Executive Director Financial Services) spoke to a confidential information report. Council noted the update.

11.9. FINANCIAL SERVICES: Sole Supplier Register & Expenditure

Executive Summary

Exceptions exist in law and policy for the procurement of goods and services without first inviting written quotes or tenders. These include an exception where Council resolves there is only one supplier reasonably available, or the services are of a specialised or confidential nature. Council resolved to adopt a Sole Supplier Register for that purpose.

In accordance with the *Procurement and Ethical Sourcing Policy*, the Procurement Team is required to bi-annually review the Sole Supplier Register and report on expenditure to the suppliers.

The Sole Supplier Register has recently been reviewed and updated and a new version is now proposed for adoption.

#C24-28/2026-7/11.9

CR ANIBA / CR T. MOSBY

Council resolves:

1. In accordance with sections 235(a) and 235(b) of the *Local Government Regulation 2012*, that no quotes or tenders need to be sought prior to procuring goods and services from the suppliers listed in Attachment A of the officer's report because Council is satisfied that either:

- (a) those suppliers are the only suppliers reasonably available; or

- (b) it would be impracticable or disadvantageous for Council to invite quotes or tenders because of the specialised or confidential nature of the services offered by those suppliers;
2. To adopt the Sole Supplier Register appended as Attachment A of the officer's report;
 3. To delegate power to the Chief Executive Officer pursuant to Sections 236 and 257 of the *Local Government Act 2009* to enter into, negotiate, make, sign, amend or discharge contracts with suppliers on the Sole Supplier Register without seeking quotes or tenders or sub-delegate such powers, subject to the limitations provided for in the Procurement & Ethical Sourcing Policy; and
 4. To note the expenditure against sole suppliers detailed in Attachment A of the officer's report.

CARRIED UNANIMOUSLY

11.10. FINANCIAL SERVICES: Mirabou Energy – Renewable Energy Project Status Update

Executive Summary

The last update was provided to Council at its May 2026 meeting. While Council has continued to engage positively with Mirabou and support information requests, there has been limited progression on the project since that update, as Council is awaiting the outcome of the ARENA funding application.

Discussion only. **Mr Anthony Ottaway** (Consultant) spoke to a confidential information report. Council noted the update.

11.11. BUILDING SERVICES: Works for Queensland (W4Q) 24-27 Project Recommendations

Executive Summary

Council previously endorsed the Works for Queensland 2024–2027 program allocation towards the delivery of Mechanics Shed projects across Saibai, Erub, St Pauls and Kubin, with a total W4Q funding allocation of \$4,580,000 for the 2024–2027 round. The original project forecast included \$1,000,000 each for the Saibai, Erub, St Pauls and Kubin Mechanics Sheds, with \$580,000 allocated to contingency and shed fit-outs.

Following further project review, cost planning and funding eligibility considerations, it is recommended that Council vary the current W4Q scope and reallocate the funding to high priority refurbishment works for existing Council-owned assets.

#C24-28/2026-7/11.11

CR KAIGEY / CR STEPHEN

Council resolves to:

1. **Endorse a variation to the approved Works for Queensland 2024–2027 project scope, replacing the previously endorsed Mechanics Shed projects with the following priority Council Office refurbishment projects:**
 - Priority 1: Saibai Council Office and Community Hall Refresh Works**
 - Priority 2: Iama Council Office Roof Replacement and Associated Remediation Works**
 - Priority 3: Dauan Council Office Refresh Works (to proceed only if budget permits following confirmation of final tender pricing and available project contingency); and**
2. **Delegation of authority to the Chief Executive Officer, pursuant to Section 257 of the *Local Government Act 2009* to approve, finalise and execute any and all matters in relation to this funding program.**

CARRIED UNANIMOUSLY

12. ITEMS ARISING

(a) Building Matters following White Ant Damage - Kubin

Cr Iona Manas sought advice on the status of building repairs required on Kubin as a result of white ant damage. **Mr Wayne Green** (Executive Director Building Services) advised that the matter is currently on a priority list, subject to funding availability.

(b) Phase 2 of Council's Economic Development Strategy

Cr Rocky Stephen reminded Councillors of upcoming Community consultations in relation to Phase 2 of Council's Economic Development Strategy, advising that notifications will be sent out to all Divisions and requested that Councillors be mindful of these consultations in their Divisions. **Cr Torenzo Elisala** added that it was important to get the Torres Strait Regional Authority (TSRA) onboard with the Strategy, including TSRA members on Division.

(c) Poruma Fencing Matter

Cr Francis Pearson raised safety issues in relation to damaged/failing fencing around the water dam on Poruma. **Mr David Baldwin** (Executive Director Engineering Services) advised that the matter was on a priority list to be fixed, however, the timeline has been extended due to a higher priority on another Division but the repairs do remain on Council's priority list.

(d) Mechanic Visits to Divisions

Cr Bob Kaigey requested advice be provided to him in relation to the current status of mechanic visits to Divisions, as well as the scope of work that they will provide to the community on ground. **Ms Michelle Webster** (Executive Director Corporate Services) advised that delays are also occurring due to Sorry Business and subsequent access to Divisions. The **Chief Executive Officer** will follow up further with Cr Kaigey offline.

(e) Torres Strait Treaty Matters

Cr Torenzo Elisala and **Cr Chelsea Aniba** both raised concerns in relation to Torres Strait Treaty matters including:

- the need for greater discussion/partnership with Council by various Government agencies and traditional inhabitant parties in the leadup to formal meetings held in relation to the Treaty so that issues raised can be strategically considered and addressed from the grassroots level right up to Government-Government decision making levels under the Treaty;
- issues around ensuring that first response responsibilities by Government agencies to on—ground incidents are very clear amongst the agencies themselves and clearly articulated to all Divisions to mitigate community safety issues and to stabilise any community disturbances or anxieties.

The **Chief Executive Officer** advised that these matters should be raised during the Councillor Workshop with DFAT on 23 July 2026.

(f) Council Name Change to Zenadth Kes Regional Council

Cr Ranetta Wosomo requested a status update be provided to the next Council meeting in relation to Council Decision #C24-28/2025-11/6.5 (Council Name Change to Zenadth Kes Regional Council).

Action Required:

Executive Director Corporate Services to provide a status update to the August 2026 Ordinary Council meeting in relation to Council Decision #C24-28/2025-11/6.5 (Council Name Change to Zenadth Kes Regional Council).

(g) Torres Strait Women's Annual Gathering

Cr Ranetta Wosomo advised that work has commenced with fellow **Councillors Chelsea Aniba and Aggie Hankin** to prepare a presentation for the October 2026 Council Workshop seeking support for an annual gathering of Torres Strait Islander Women, with the initial meeting taking place on Warraber to coincide with International Women's Day 2027.

(h) Hammond Island Health Centre – Working Committee

Cr Seriako Dorante requested an update in relation to the establishment of a working group/committee to progress the Hammond Island Health Centre matter. **Cr Keith Fell** (Chair of Council's Housing, Families and Safe & Healthy Communities Advisory Committee) advised that communication has been initiated with the Chief Executive of the Torres and Cape Hospital and Health Services and that further follow-up will be taken.

13. INFORMATION REPORTS

- 13.1. **BUILDING SERVICES – Building Services Report (June 2026)**
- 13.2. **COMMUNITY SERVICES – Community Services (June 2026)**
- 13.3. **CORPORATE SERVICES - Corporate Services Information Report (June 2026)**
- 13.4. **ENGINEERING SERVICES – Engineering Operations**

13.5. ENGINEERING SERVICES – Information Report - Water and Wastewater (June 2026)

Council receives and notes the information reports. *Any enquiries by Councillors in relation to the information reports can be raised directly by Councillors with the respective Directorate Executive Director, or the Chief Executive Officer.*

14. NEXT MEETING – 19 August 2026 (VC)

Noted by Council.

15. CLOSE OF MEETING & PRAYER

The Deputy Mayor thanked Councillors and Officers for their participation and constructive engagement throughout the meeting and formally closed the Council meeting at 4.20pm. **Cr John Levi** delivered the closing prayer.

- On 22 July 2026 (Day 2) Councillors and staff participated as per the Mabuiag Community Program attached to these Minutes.
- On 23 July 2026 (Day 3) Councillors participated as per the Councillor Workshop with DFAT representatives attached to these Minutes.

MINUTES CONFIRMED – 19 August 2026



Cr Ranetta Wosomo
Deputy Mayor
Torres Strait Island Regional Council



James William
Chief Executive Officer
Torres Strait Island Regional Council

Time: 9.00am to 12.30pm
Venue: Mabuiag (Torres Strait)

ORDER OF BUSINESS – DAY 2

(Wednesday, 22 July 2026)

MABUIAG COMMUNITY PROGRAM

Wednesday, 22 July 2026		
<i>Time</i>	<i>Description of event</i>	<i>Venue / Speaker</i>
10:00am	Blessing and Official Opening of the New Houses and Roadworks	New Village
12pm	Community Lunch (Everyone Welcome)	Community Hall
6:00pm	Community Dinner (Everyone Welcome)	Community Hall
7:00pm	Market Stalls and Entertainment (Live Band)	Community Square

Council proceedings as per the Mabuiag Community Program above.

Time: 9.00am to 12.30pm
Venue: Mabuiag (Torres Strait)

ORDER OF BUSINESS – DAY 3

(Thursday, 23 July 2026)

COUNCILLOR WORKSHOP

Thursday, 23 July 2026

<i>Time</i>	<i>Description of event</i>	<i>Venue / Speaker</i>
10:00am	Cairns-based staff depart Mabuiag	
9am –	Councillors Meeting with DFAT	Community Hall
12pm		Community Hall

Council proceedings as per the Councillor Workshop Program above.