

Minutes

Council
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Wodonga Council minutes for the meeting of the council held in the Council Chamber at 104 Hovell St, Wodonga on August 24, 2026.

The meeting was adjourned at 8.31pm on August 24, and reconvened at 7pm on August 27, 2026.

Present

Cr M Gobel, Mayor

Cr L Hall, Deputy Mayor

Cr C Aldridge

Cr M Cowan — leave of absence when the meeting reconvened on August 27, 2026.

Cr J Knight — apology when the meeting reconvened on August 27, 2026.

Cr R Mildren

Cr O Quilty

In attendance

Mr M Hyde Chief Executive Officer

Ms S Ryan Director Community and Partnerships

Mr B Quill Director Corporate

Mr D Muldeary Director Infrastructure and Development

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1 Welcome and Acknowledgement of Country

The meeting commenced at 6.14 pm, with the Mayor, Cr Michael Gobel, presiding. The Mayor apologised for the late start, which was due to technical issues with the live stream.

Cr Libby Hall read the Acknowledgement of Country.

2 Apologies, leave of absence, and attendance by electronic means

There were no apologies, or requests to attend by electronic means.

MOTION

Cr Libby Hall / Cr Olga Quilty

That Cr Cowan be granted leave of absence for the period from August 25 to September 27, 2026.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall, Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

MOTION

Cr Ron Mildren / Cr Libby Hall

That Cr Quilty be granted leave of absence for the period from September 5 to September 22, 2026.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall, Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

3 Good Governance Pledge

Cr Olga Quilty read the Good Governance Pledge.

4 Declaration of conflict of interest

Cr Michelle Cowan disclosed a conflict of interest, being a general conflict of interest for item 9.5. The nature of the interest was that Cr Cowan knows one of the applicants.

The CEO, Matthew Hyde, also disclosed a material conflict of interest for item 15.3 Minutes of the CEO Employment and Remuneration Advisory Committee. The item considers matters dealing with the employment conditions of the CEO.

5 Confirmation of minutes from previous meeting

MOTION

Cr Libby Hall / Cr Olga Quilty

That the minutes for the Ordinary Council meeting held on July 27, 2026, as attached, be received and confirmed as an accurate record.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall, Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

6 Question time

There were no questions submitted to the council meeting.

7 Petitions

There were no Petitions submitted.

8 Delegates reports

There were no delegates reports.

9 Reports for determination

9.1 Youth Strategy 2026-2031

MOTION

Cr Josh Knight / Cr Michelle Cowan

That Council adopt the Wodonga Youth Strategy 2026-2031.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

9.2 Park Name - Glencroft Park

MOTION

Cr Cassie Aldridge / Cr Josh Knight

That Council:

1. Endorse the proposed naming of Glencroft Park, as attached, for public notice and community comment for a period of at least 30 days;
2. Note that, if submissions are received objecting to or proposing amendments to the proposed naming, a further report will be presented to Council following the conclusion of the public notice period outlining the community feedback, any proposed changes, and a recommendation regarding the naming proposal; and
3. Adopt the proposed naming of Glencroft Park without further resolution of Council if no objections or proposed changes are received during the public notice period, and authorise advice to be forwarded to the Registrar of Geographic Names to undertake the gazettal procedure.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

9.3 Leasing and Licensing Policy

MOTION

Cr Ron Mildren / Cr Olga Quilty

That the draft Leasing and Licensing Policy be abandoned and a completely new approach to the utilisation of council's facilities be investigated.

LOST 3 / 4

For: Cr Michael Gobel, Cr Ron Mildren and Cr Olga Quilty

Against: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Libby Hall and Cr Josh Knight

MOTION

Cr Michelle Cowan

That Council adopt the Leasing and Licensing Policy subject to the inclusion of an overarching principle that when determining rental contributions for not for profit organisations, annual revenue is not considered in isolation and regard must be given to the organisation's overall financial capacities and the community benefit it delivers and the recommendation to remain sustained.

The motion lapsed for want of a seconder.

MOTION

Cr Libby Hall / Cr Olga Quilty

That Council defer the decision on the Leasing and Licensing Policy, pending a councillor workshop to look at other alternative approaches.

CARRIED 6 / 1

For: Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall, Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Cr Cassie Aldridge

9.4 Place Names Advisory Committee - member appointment

MOTION

Cr Cassie Aldridge / Cr Olga Quilty

That Council:

1. Appoint the recommended community members, set out in the confidential attachment, to the Place Name Advisory Committee for a period of two years, and invite those community members to sign an appointment agreement; and
2. Request the Chair of the Place Names Advisory Committee to schedule the first meeting of the Committee.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

9.5 Audit and Risk Committee - member appointments

Conflict of interest disclosure

Prior to the commencement of item 9.5 Cr Michelle Cowan disclosed a conflict of interest in that item, the details of which are recorded in these minutes at item 4.

Cr Michelle Cowan left the meeting at 7.07pm. Cr Michelle Cowan returned to the meeting room at 7.17pm after the resolution for item 9.5 was carried.

MOTION

Cr Olga Quilty / Cr Josh Knight

That Council:

1. Appoint Robyn Gillis as an External Independent Member of the Audit and Risk Committee for a three-year term commencing 1 October 2026 and concluding on 30 September 2029, subject to a contract being executed on terms and conditions recommended by Maddocks as Council's lawyers;
2. Appoint Kirsty Wakefield as an External Independent Member of the Audit and Risk Committee for a three-year term commencing 1 October 2026 and concluding on 30 September 2029. subject to a contract being executed on terms and conditions recommended by Maddocks as Council's lawyers; and
3. Authorise the Chief Executive Officer, or their delegate, to execute the contract as recommended by Maddocks for and on behalf of the Council.

CARRIED UNANIMOUSLY 6 / 0

For: Cr Cassie Aldridge, Cr Michael Gobel, Cr Libby Hall, Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

9.6 Charitable Purposes Policy

MOTION

Cr Ron Mildren / Cr Josh Knight

That Council:

1. Revoke the Charitable Purposes Policy; and
2. Note that requests relating to charitable purpose rate exemptions will continue to be assessed in accordance with the Local Government Act 1989, relevant legal principles and Council's established administrative processes.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

10 Reports for noting

Nil

11 Reports for information

11.1 Record of councillor meetings

FOR INFORMATION ONLY

11.2 Decisions register

FOR INFORMATION ONLY.

12 Notices of motion

There were no Notices of Motion submitted.

13 General business

The Mayor acknowledged:

- The recent passing of three valued members of the Wodonga community, Doug Milos, Brian Grealy, and Dr Rod Paton.
- The visit to the region by Her Excellency, the Governor of Victoria.

14 Urgent business

There was no urgent business.

15 Confidential business

Closure of meeting to the public

MOTION

Cr Josh Knight / Cr Michelle Cowan

Pursuant to section 66(1) of the *Local Government Act 2020*, the meeting be closed to members of the public in order to consider confidential information, and that the meeting be adjourned for two minutes to allow the public to leave the Chamber.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

15.1 Confirmation of minutes from previous confidential meeting

Consideration of this item will be closed to members of the public as it contains matters listed under section 3(1) of the *Local Government Act 2020*:

Confidential meeting information, being the records of meetings closed to the public under section 66(2)(a).

15.2 Revised offer Lot 2 Roche Drive, Barnawartha North

Consideration of this item will be closed to members of the public as it contains matters listed under section 3(1) of the *Local Government Act 2020*:

- Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

An explanation of why this report is being considered in confidential.

This report considers an offer from the Proponent to purchase industrial land at LOGIC. Releasing these commercial-in-confidence details at this stage could affect future third-party negotiations at LOGIC.

Public Council Resolution:

That Council:

1. Note the Council resolution dated April 27, 2026 (item 15.3) whereby Council proposed to sell the Land comprising Lot 2 in PS922847W (**Lot 2**) and part of the road in certificate of title volume 11607 folio 549 (**Road**) (Lot 2 and the Road together referred to as the Land) to the Proponent (**Proposal**).
2. Note that public notice and community engagement of the Proposal was undertaken by Council and no submissions were received in relation to the Proposal.
3. Note the Proponent has now tabled a revised offer for the sale of Parcel 1 (as described in the report) and an option to purchase for Parcel 2 (as described in the report) (Revised Proposal).
4. Resolves to proceed with the Revised Proposal, subject to:
 - a. a new Heads of Agreement being entered into generally in accordance with the Key Terms set out in paragraph 8 below; and
 - b. Council complying with its statutory obligations regarding the proposed sale of land under section 114(2) of the Local Government Act 2020.
5. Directs that Council undertake community engagement for the proposed sale of land (contract of sale for Parcel 1 and option agreement and contract of sale for Parcel 2) pursuant to *sections 114(2) and 114(3) of the Local Government Act 2020*.
6. Receives a further report on completion of the public consultation period to determine whether to proceed with the sale or not.
7. Delegates authority to the Chief Executive Officer to sign on behalf of Council a heads of agreement in accordance with the Key Terms set out in paragraph 8;
8. Note the Key Terms of the Revised Proposal are as follows:
 - a. Deal Structure:** The Council proposes to sell Parcel 1 pursuant to a contract of sale and grant an option to purchase for Parcel 2.
 - b. Price (Parcel 1):** \$3,366,700 plus GST.
 - c. Price (Parcel 2):** \$4,475,040 plus GST.
 - d. Total Price:** \$7,841,740 plus GST.

- e. **Deposit for Parcel 1:** 3.5% of the Total Price will be payable on exchange of contracts for Parcel 1. **Deposit for Parcel 2:** 3.5% of the Total Price will be payable on exchange of contracts for Parcel 2.
 - f. **Option Fee:** The Proponent will make a non-refundable option fee for Parcel 2 of 2% of the Price for Parcel 2 (being \$89,500.80 plus GST) on the settlement date of Parcel 1 and this amount will be applied to the deposit for Parcel 2 if the option is exercised. The option fee is non-refundable if the option for Parcel 2 is not exercised.
 - g. **Option Period:** The Proponent will have the right to exercise the option to purchase Parcel 2 for a period of 36 months from the date of the option agreement.
 - h. (i) **Settlement for Parcel 1:** 30 days after the later of the date of registration of a plan of subdivision and the grant of a planning permit for a furniture warehousing and distribution facility.
(ii) **Settlement for Parcel 2:** 30 days after the later of the date of registration of the plan of subdivision, the date of the contract of sale for Parcel 2 and the date of grant of the relevant planning permit.
 - i. **Section 173 Agreement:** As a condition of the sale for Parcel 1 and Parcel 2, the Proponent must enter into a section 173 agreement, to be registered on the title to the land, to provide that the owner must not allow end consumers to attend at the land to view, purchase or collect retail goods.
In addition, as a condition of the sale for parcel one and parcel two the proponent must:
Develop the Property in accordance with the planning permit; and substantially commence and practically complete construction within acceptable timeframes, with provision of a right of retransfer if the obligations aren't met.
 - j. **Subdivision:** Council will be required to obtain registration of a plan of subdivision to facilitate this transaction.
9. In the event that Council agrees to sell the land, Council Agrees that in accordance with its powers under Section 169 of the Local Government Act 1989, Council grants a rates concession to the Proponent as the proposed future owner of Land Parcel 1 to assist the proper and continued development of the LOGIC Industrial Estate in Barnawartha North and on the basis that the Proponent agrees to deliver specified community benefits including the completion of the development within an agreed timeframe, the major financial investment into the LOGIC Industrial Estate and employment to be created by the development.
10. In the event that Council agrees to sell the land, Council authorises the Chief Executive Officer to undertake all necessary processes in respect of the sale of the land, the option to purchase, including signing any transfer and any other documents required to be signed in connection with the sale of the land.

15.3 Minutes of the CEO Employment and Remuneration Advisory Committee

Consideration of this item will be closed to members of the public as it contains matters listed under section 3(1) of the *Local Government Act 2020*:

Personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

An explanation of why this report is being considered in confidential.

This report concerns the employment and remuneration of the Chief Executive Officer (CEO) and includes personal information relating to the CEO's performance against key performance indicators.

Public Council Resolution

That the minutes of the CEO Employment and Remuneration Committee meeting held on Tuesday, August 11, 2026 be received and noted.

16 Confidential urgent business

There was no confidential urgent business.

17 Close of meeting

17.1 Return to open Council

MOTION

Cr Ron Mildren / Cr Josh Knight

That the ordinary meeting of the Council be resumed.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

MOTION

Cr Josh Knight / Cr Ron Mildren

That Council adjourn the meeting to 7pm on Thursday, August 27, 2026, the time being 8.31pm.

CARRIED UNANIMOUSLY 7 / 0

For: Cr Cassie Aldridge, Cr Michelle Cowan, Cr Michael Gobel, Cr Libby Hall,
Cr Josh Knight, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

RECONVENED MEETING

WELCOME TO THE RECONVENED MEETING – AUGUST 27, 2026

The Mayor opened the reconvened meeting at 7pm.

APOLOGIES, REQUESTS FOR LEAVE OF ABSENCE, AND REQUESTS TO ATTEND BY ELECTRONIC MEANS

The Mayor noted that Cr Cowan and Cr Knight were unable to attend this reconvened part of the meeting, with Cr Cowan on approved leave of absence and Cr Knight an apology.

15. Closure of meeting to the public

MOTION

Cr Cassie Aldridge / Cr Libby Hall

That the meeting be closed to members of the public in order to consider matters pursuant to s.3(1) of the *Local Government Act 2020*, and that the meeting be adjourned for 2 minutes to allow the public to leave the Chamber.

CARRIED UNANIMOUSLY 5 / 0

For: Cr Cassie Aldridge, Cr Michael Gobel, Cr Libby Hall, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

17.1 Return to open Council

MOTION

Cr Ron Mildren / Cr Olga Quilty

That the ordinary meeting of the Council be resumed.

CARRIED UNANIMOUSLY 5 / 0

For: Cr Cassie Aldridge, Cr Michael Gobel, Cr Libby Hall, Cr Ron Mildren and Cr Olga Quilty

Against: Nil

17.2 Adopt the in-camera recommendations

MOTION

Cr Ron Mildren / Cr Libby Hall

That the recommendations of the closed meeting of the Council be adopted.

CARRIED UNANIMOUSLY 5 / 0

For: Cr Cassie Aldridge, Cr Michael Gobel, Cr Libby Hall, Cr Ron Mildren and
Cr Olga Quilty

Against: Nil

17.3 Public release of decisions made in closed Council meeting

The CEO read out the public components of the resolution for item 15.2 and the Director Corporate read out the public component of the resolution for item 15.3. The public resolutions are listed against the items in these minutes.

17.4 Chairperson to close the meeting

Next scheduled meeting of Council: 6pm on Monday, September 28, 2026.

There being no further business the meeting closed at 8.21pm.

Minutes confirmed this day of2026.

.....
Chairperson