



CITY FINANCE AND GOVERNANCE COMMITTEE

Minutes

for the Reconvened meeting on

Tuesday, 24 June 2025

in the Colonel Light Room, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Councillor Dr Siebentritt (Chair)

Deputy Lord Mayor, Councillor Martin and Councillors Abrahamzadeh, Couros, Davis, Giles and Snape

1 Acknowledgement of Country

Councillor Abrahamzadeh entered the Colonel Light Room at 5.30 pm.

The Chair stated:

‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

2 Apologies and Leave of Absence

Nil

3 Confirmation of Minutes - 20/5/2025

Moved by Councillor Snape,
Seconded by Councillor Giles -

That the Minutes of the meeting of the City Finance and Governance Committee held on 20 May 2025, and the Minutes of the Reconvened meetings held on 27 May 2025, 3 June 2025 and 10 June 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

4 Declaration of Conflict of Interest

Nil

5 Deputations

Nil

6 Workshops

Nil

7 Reports for Recommendation to Council

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE:

1. Defers Item 7.4 [Treasury Policy, Future Fund & Investment Policy Review] and Item 7.7 [Street Numbering Policy Review] to be considered at the meeting of the City Finance and Governance Committee to be held on 15 July 2025.

Carried

7.1 State Government Community Engagement Charter - submission

Councillor Couros entered the Colonel Light Room at 5.33 pm.

It was then –

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Giles -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Endorses the City of Adelaide's submission to the new Local Government Community Engagement Charter included in Attachment A to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025.
2. Authorises the Chief Executive Officer or delegate to make minor, typographical or syntactical updates to the documents contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Finance and Governance Committee held 24 June 2025.

Discussion ensued

The motion was then put and carried unanimously

7.2 Independent Desktop Review - Business Plan and Budget

Councillor Davis declared a general conflict of interest in Item 7.2 [Independent Desktop Review - Business Plan and Budget], pursuant to Section 74 of the *Local Government Act 1999* (SA) due to his previous comments on the financial position of Council, but that he would stay in the room, participate in the discussion and vote on the matter.

Michele Bennetts, Managing Director, LGiQ provided a verbal presentation on the independent desktop review and responded to questions from Council Members.

Discussion ensued

It was then –

Moved by Councillor Giles,
Seconded by Councillor Snape -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL:

1. Receives and notes the LGiQ Independent Desktop Review as contained in Attachment A to Item 7.2 on the Agenda for the City Finance and Governance Committee, held on Tuesday 24 June 2025.
2. Requests the Administration to:
 - 2.1 Draft the Lord Mayor's foreword for the pamphlet about the 2025/26 Business Plan and Budget that accompanies the rates notice in July, to correct misleading claims about Council's annual budget process and provide ratepayers with factual information to explain how rates are determined, how these processes fit into our long-term financial plan, and how the legislated oversight mechanisms in place provide assurance to Council and the community that our actions are transparent and reasonable, and
 - 2.2 Publish on the City of Adelaide website, as soon as possible, a public notice identifying and correcting misleading claims about Council's annual budget, along with the report prepared by LGiQ as presented to the City Finance and Governance Committee on 24 June 2025.

Discussion ensued, during which:

- Councillor Couros left the Colonel Light Room at 6.07 pm.
- Councillor Giles left the Colonel Light Room at 6.13 pm and re-entered at 6.15 pm.

The motion was then put and carried

7.3 Rating Policy Review

Councillor Couros re-entered the Colonel Light Room at 6.20 pm.

It was then –

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Notes changes to the Rating Policy, including introduction of a minimum rate of \$600, and rating of property developments in line with the land use reflected in their approved development application.
2. Notes the table summarising changes made to the Rating Policy as contained in Attachment B to Item 7.3 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025.
3. Adopts the updated Rating Policy as per Attachment A to Item 7.3 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025.
4. Authorises the Chief Executive Officer (or delegate) to make minor, typographical, syntactical and technical updates to the Rating Policy as contained in Attachment A to Item 7.3 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025 to finalise this document.

Discussion ensued

The motion was then put and carried

7.5 Rate Rebate Policy Review

Councillor Abrahamzadeh left the Colonel Light Room at 6.30 pm.

It was then –

Moved by Councillor Snape,
Seconded by Councillor Giles -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Notes the table summarising changes made to the Rate Rebate Policy as contained in Attachment B to Item 7.5 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025.
2. Adopts the updated Rate Rebate Policy as per Attachment A to Item 7.5 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025.
3. Authorises the Chief Executive Officer (or delegate) to make minor, typographical, syntactical and technical updates to the Rate Rebate Policy as contained in Attachment A to Item 7.5 on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025 to finalise this document.
4. Notes the Mandatory Rate Rebates approved for the 2025/26 financial year under the current 2024/25 Rate Rebate Policy.
5. Authorises the Chief Operating Officer to approve any new applications for Mandatory Rate Rebates commencing from the 2025/26 financial year.
6. Approves the discontinuation of the Vacant Land Rate Rebate, effective from the 2025/26 financial year.
7. Approves the removal of the 25% Discretionary Rate Rebate from properties, where it was provided as a top up to a 75% Mandatory rebate to provide a total rebate of 100%.
8. Notes that Administration will write to impacted ratepayers following the recommendation of the City Finance and Governance Committee meeting held on 24 June 2025 notifying them of the intention to remove the relevant Discretionary Rebates.
9. Notes the automatic application of the Discretionary Rates capping rebate of 10% for 2025/26.
10. Approves the existing Discretionary Rate Rebates (as at 6 June 2025) for the 2025/26 financial year.

Carried

7.6 2025/26 Business Plan & Budget - Final for Approval

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Snape -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. In accordance with Section 123 of the Act and Regulation 6 of the Local Government (Financial Management) Regulations 2011 (the Financial Management Regulations), and
2. Having considered in accordance with Section 123(6) of the Act:
 - a. all submissions made to the Council during the public consultation period; and
 - b. the following new or revised information in the possession of the Council that is relevant to the material contained in the Draft Business Plan,adopts the 2025/26 Business Plan set out in Attachment B to Item 7.6 on the Agenda for the meeting of the City Finance and Governance Committee held 24 June 2025 noting that there are no significant changes to the 2025/26 Business Plan following internal review and public consultation throughout May 2025.
3. In accordance with Section 123 of the Act and Regulation 7 of the Financial Management Regulations, adopts the 2025/26 Budget set out in Attachment A to Item 7.6 on the Agenda for the meeting of the City Finance and Governance Committee held 24 June 2025 which the Council has considered in conjunction with and determined to be consistent with the Council's Business Plan.
4. Approves the 2025/26 Budget delivering an operating surplus of \$8.541 million.
5. Approves the 2025/26 Budget with projected borrowings of \$50.074 million at the end of 2025/26.
6. Approves the 2025/26 Budget delivering a capital program of \$114.298 million of which \$67.937 million in renewal works will deliver an Asset Renewal Funding Ratio of 93.5%.
7. Approves the 2025/26 Business Plan & Budget for Council's Subsidiary Adelaide Central Market Authority provided as Attachment B to Item 7.6 on the Agenda for the meeting of the City Finance and Governance Committee held 24 June 2025.
8. Notes the 2025/26 Business Plan & Budget for Council's Subsidiary Adelaide Economic Development Agency provided as Attachment C to Item 7.6 on the Agenda for the meeting of the City Finance and Governance Committee held 24 June 2025. The final approved version will be provided for approval at the meeting of Council on 24 June 2025, following AEDA Board approval of their Business Plan and Budget on 18 June 2025.
9. Approves the 2025/26 Business Plan & Budget for Council's Subsidiary Kadaltilla / Adelaide Park Lands Authority provided as Attachment D to Item 7.6 on the Agenda for the meeting of the City Finance and Governance Committee held 24 June 2025.
10. Notes the 2025/26 Business Plan and Budget includes a capital allocation of \$0.320 million and \$0.175 million operating contribution for Brown Hill Keswick Creek Stormwater Board (Regional Subsidiary).
11. Authorises the Chief Executive Officer to make any necessary changes to the 2025/26 Business Plan & Budget document arising from this meeting, together with any editorial amendments and finalisation of the document's formatting and graphic design.

Discussion ensued, during which Councillor Abrahamzadeh re-entered the Colonel Light Room at 6.36 pm and left the meeting at 6.39 pm.

The motion was then put and carried

8 Reports for Noting

Nil

9 Exclusion of the Public

Moved by Deputy Lord Mayor, Councillor Martin,
Seconded by Councillor Giles -

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the City Finance and Governance Committee dated 24 June 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Delegation to Award Contract] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Basis

This Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to identify the proponent and to confer a commercial advantage on a person with whom the council is conducting business and prejudice the commercial position of the council, with the potential to confer a commercial advantage to a third party competitor of a person with whom the council is conducting business.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of information prior to the finalisation of 'commercial in confidence' negotiation with the proponent and because the disclosure of Council's commercial position may severely prejudice Council's ability to discuss/participate or influence a proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Finance and Governance Committee dated 24 June 2025 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [Delegation to Award Contract] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

Carried

Members of the public and corporation staff not involved with Item 10.1 left the Colonel Light Room at 6.43 pm.

- 10 Confidential Reports for Recommendation to Council**
- 10.1 Delegation to Award Contract [S90(3) (b), (d)]**

The meeting reopened to the public at 6.55 pm.

Item 10.1 – Delegation to Award Contract [s 90(3) (b), (d)]

Confidentiality Order

Authorises that, in accordance with Section 91(7) and (9) of the Local Government Act 1999 (SA) and because Item 10.1 [Delegation to Award Contract] listed on the Agenda for the meeting of the City Finance and Governance Committee held on 24 June 2025 was received, discussed and considered in confidence pursuant to Section 90(3) (b) and (d) of the Local Government Act 1999 (SA), this meeting of the City Finance and Governance Committee do order that

1. The resolution, the report, the discussion, and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2032.
2. The confidentiality of the matter be reviewed in December 2026.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Closure

The meeting closed at 6.55 pm

Councillor Dr Siebentritt
City Finance and Governance Committee Chair

Documents Attached:

Nil