



SALEYARDS ADVISORY COMMITTEE MEETING

MINUTES

SECTION 5.9(2)(a) LGA 1995

Committee Brief

- *Make recommendations to the Council regarding the strategic direction of the Saleyards;*
- *Make recommendations to the Council regarding the Environmental Action Plan for the Saleyards;*
- *Bring to the attention of the Chief Executive Officer, industry matters regarding the cattle industry that may not be readily available to persons external to that industry; and*
- *Make recommendations to the Council regarding development works on the site.*

A Meeting of the Saleyards Advisory Committee was held in the Committee Room,
Lowood Road, Mount Barker WA 6324
9.00am Tuesday 17 July 2018

Rob Stewart
CHIEF EXECUTIVE OFFICER

Committee Members

Cr J Moir, Cr B Bell, Cr L Handasyde, Cr M O'Dea, Mr M Skinner – Industry Representative – 225/17

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Membership

Cr L Handasyde - Presiding Member

Cr B Bell - Deputy Presiding Member

Cr J Moir

Cr M O'Dea

Mr M Skinner

Cr J Oldfield (Deputy for any member)

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

9.00am The Presiding Member declared the meeting open.

2 RECORD OF ATTENDANCE / APOLOGIESMembers Present

Cr L Handasyde (Presiding Member)
Cr B Bell (Deputy Presiding Member)
Cr J Moir (9.02am to 10.03am)
Cr M O'Dea
Cr J Oldfield (Deputy for Mr M Skinner - 9.38am to 10.03am)

Apologies

Mr M Skinner

Staff

Mr R Stewart, Chief Executive Officer
Mr J Fathers, Deputy Chief Executive Officer
Mrs E Henderson, Acting Saleyards Manager

3 CONFIRMATION OF MINUTES

Moved Cr B Bell, seconded Cr M O'Dea:

That the Minutes of the Ordinary meeting of the Saleyards Advisory Committee, held on 22 May 2018 as circulated, be taken as read and adopted as a correct record.

CARRIED

Cr J Moir entered the meeting at 9.02am

4 DISCLOSURE OF INTEREST

Part 5 Division 6 Local Government Act 1995

Cr J Moir

Type: Financial/Indirect Financial Interest (Section 5.60 (A) and 5.61 LGA)
Nature: Cattle Farmer and Employee of Elders
Extent: Sell cattle through the Mount Barker Saleyards on average six times per year. Average number of cattle held is 80 head.
Part time employee of Elders in a non-managerial position.

Authority to participate pursuant to Section 5.69 (3) (a) and (b) of the Local Government Act 1995

Approval has been received from the Department of Local Government and Communities via a letter dated 4 June 2018, giving permission for Cr J Moir and Mr M Skinner to participate in the discussion and decision making at the Saleyards Advisory Committee on matters relating to the Mount Barker Regional Saleyards until 30 April 2019.

Mr J Fathers read aloud the letter, a copy of which is attached to these minutes.

5 REPORTS OF COMMITTEE MEMBERS AND OFFICERS**5.1 MANAGER'S REPORT – 16 MAY 2018 TO 10 JULY 2018****SALE DATA**

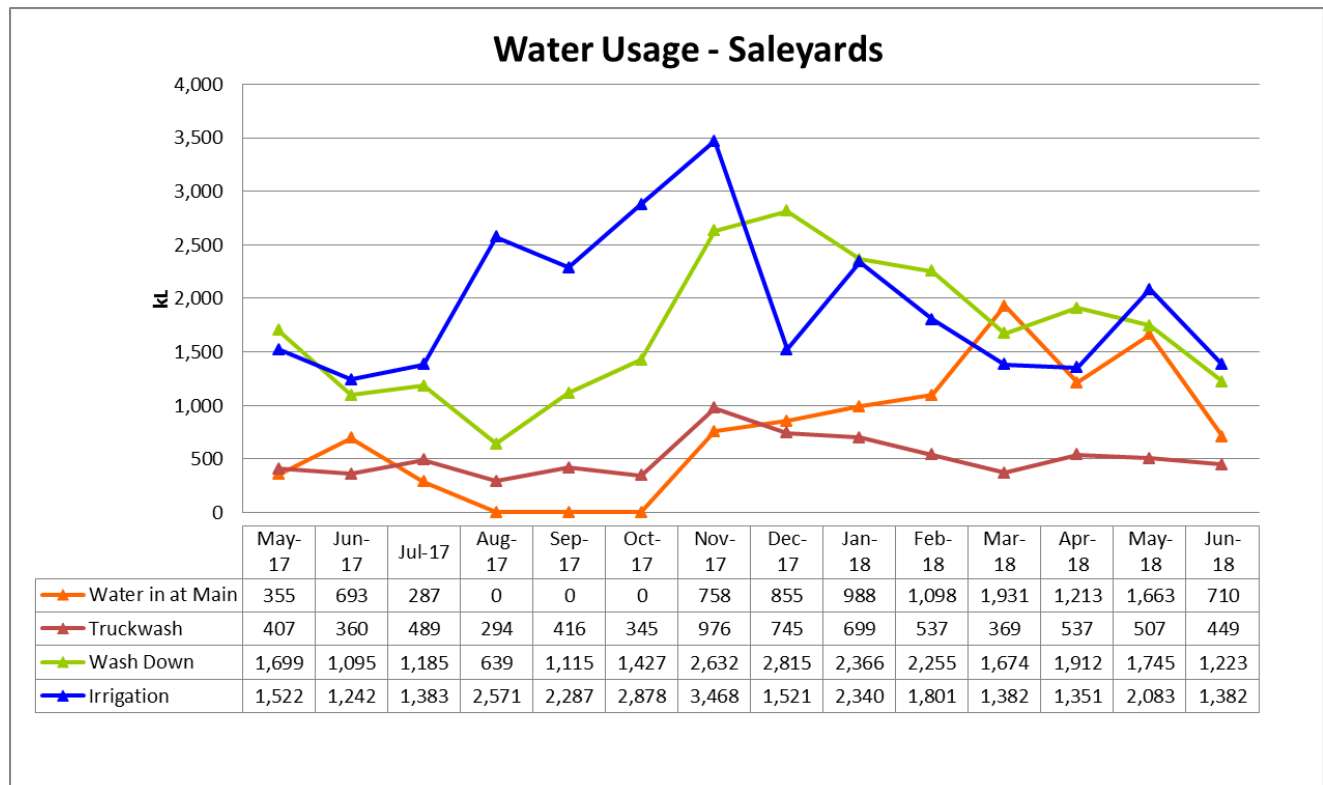
- Total sale numbers 6,478 head.
- There have been no cattle eligible for MSA sales in this time.
- 76cattle have received replacement NLIS tags over this time.
- 15 animals have been put down, 12 to pet food, 3 to tip.
- 43 bales of hay have been fed out over this time.
- There have been 426 cattle processed for Private/Shipper Weigh.

GENERAL BUSINESS

- On 16 May, a truck came in with six animals dead in the front pen. Stewart destroyed one in the yards, so authorities were notified and an autopsy was carried out on the destroyed one. These animals came in from Katanning. The matter is now in the hands of the Department of Primary Industries and Regional Development (DPIRD).
- On 24 May, Ray Norman retired Elders auctioneer passed away. Elders had a one minute silence on the rail in recognition of all his efforts at the saleyards. A spokesman for the buyers praised Ray's auctioneering skills. He will be missed.
- On 25 May, the district had some large fires and strong winds. We had no damage to the facility, other than a few broken limbs from trees. However, there was no power for most of the day with approximately 400head of cattle still on the premises. The genset was engaged to get water to troughs and get washdown completed.
- On 25 May, the Gate 2 Plate Challenge dinner and awards night was held. Crs Handasyde, Moir and O'Dea attended.
- On 30 May, the irrigation pump was serviced (9,095hrs).
- On 30 May, Rachel Williams returned to help out on the weighbridge while Erika Henderson was on leave. Rachel has since come back for sales on 7, 14, 21 and 28 May. Stewart came back off leave to operate one weighbridge on 5 of July as Natalie was also away.
- On 31 May, a Brown Swiss bull escaped from a truck between the A trailer and B trailer walkthrough. Fortunately it was quiet and was relatively easy to get back in via gates into Mitchells' pens.
- On 5 June, strong winds again were across the south west and we had to repair our gate sign and remove trees off our boundary fence to the north and fence adjacent to the railway line.
- On 7 June DPIRD did an audit on the NLIS system as a desktop exercise and as well as on NVD completions.
- On 15 June, the committee met with all agents.

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- Simon has cleaned out all channels on lift gates which were starting to stick. They are working well now. This will be ongoing with the other channels to completely clear away all of the old grease.
 - Stewart went on annual leave on 19 June until 3 September. He will then take Long Service Leave until 3 December. Stewart has advised of his intention to resign after this period. Plans are under way to advertise the position and have a handover period for a new manager.
 - On 19 June, the aerators were turned off at 9.30am to allow Charles Williams to do sampling of ponds, dam and bores. They were left off for the rest of the week to ascertain if the power usage is due to them being on all the time. Pond 3 is quite low so there will be no real issue of sludgy irrigation.
 - On 5 July, the aerators were turned off for a week. The power dropped to the normal levels being used previously to them being high. After the initial week the aerators were turned back on to automatic. Again the readings were low, but we had an issue with one aerator clicking off the trip switch. Investigations by Mount Barker Electrics have ascertained that one timer is faulty and has been disconnected, and one mixer is running high/hot. Mount Barker Electrics have turned the mixer off and Thinkwater will be onsite Tuesday 10 July to find out why the mixer is running the way it is. Both aerators were serviced and some replacement parts were done in August of last year.
 - From 5 July, sale numbers are now starting to decrease. We did hit the average for last financial year of 67,711 head.
 - On 5 July, ALMA advised that nominations for the board did not exceed positions vacant so all nominations will be appointed at the ALMA conference on 26 July 2018. Congratulations on Cr Marie O'Dea's nomination being accepted, to be confirmed by the Council.
 - On 6 July, the Kubota lawnmower went in for a service and some minor repairs to the deck.
 - General enquires have been made on a new bucket for skid steer through Himac in Albany. The bucket was again welded up by Simon but is on its last legs. A new all-purpose bucket will be ordered when the budget is adopted. The cost is approximately \$1,750.00 (plus GST) but may be a little higher this financial year.
 - On 10 July we confirmed Aleis will come across from Queensland and service our panel scanners. They will liaise with other saleyards to do similar work while they are here and hopefully share the cost of flights and accommodation. Both scanners are having issues with missing tags in cattle when they go through the panels.
 - The genset hour counter is faulty, so we have contacted the depot to replace with a new one.
 - A shu-roo has been ordered for the new ute. We have had two hits in the last month.

- Replacement ramp bump boards have been ordered from RPS Industries. Suredock cushions were purchased to replace five of the six receival ramps last year so enough were ordered to do all dispersal ramps, the remaining receival ramp and the side load ramp which has completely rotted through. The cost is \$1,994.30 (plus GST) plus freight. Due to a number of feedlot upgrades in the eastern states, these will not get to us until at least August.
- The latest water usage graph is shown below.



VOTING REQUIREMENTS

Simple Majority

During discussion, the CEO was requested to undertake another bulk letter drop to vendors highlighting issues such as NVD issues, Gate to Plate and animal welfare reminders.

The Committee noted the impending resignation of the Saleyards Manager and suggested that a story be run in the Farm Weekly recognising the achievements of Mr Smith, highlighting opportunities for the future and that the Shire will be seeking a suitable applicant. Discussion ensued in regard to suitable recognition and the CEO advised that a Council policy deals with that, but that a joint celebration in conjunction with the Christmas BBQ might also be appropriate.

Cr J Oldfield entered the meeting at 9.38am

The Committee sought the following further information in the Manager’s Report in regard to cattle mortality (numbers, date, Local government, description and outcome). At this stage, the extra information to be a handout for the next meeting.

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr J Moir, seconded Cr B Bell:

That the report of the Acting Saleyards Manager, relating to current activities at the Mount Barker Regional Saleyards, be received.

CARRIED

5.2 SALEYARDS FINANCIAL REPORT – 30 JUNE 2018

File No: CA/126/1
Responsible Officer: Rob Stewart
Chief Executive Officer
Author: John Fathers
Deputy Chief Executive Officer
Proposed Meeting Date: 22 May 2018

PURPOSE

The purpose of this report is to review the preliminary financial position of the Mount Barker Regional Saleyards for the period ending 30 June 2018.

STATUTORY ENVIRONMENT

There are no statutory implications for this report.

POLICY IMPLICATIONS

There are no policy implications for this report.

FINANCIAL IMPLICATIONS

This report identifies the current operating position of the Saleyards.

STRATEGIC IMPLICATIONS

There are no strategic implications for this report.

OFFICER COMMENT

A spreadsheet showing the 30 June 2018 position of operating and capital budget items is attached for information. Overall end of year operating expenditure is \$997,682.00, which is \$107,859.00 below budget. Depreciation is \$114,814.00 below budget, due to modifications to valuations and remaining useful lives.

There is one significant operating variance, being facility operating costs which is \$42,973.00 above YTD budget. This is largely as a result of electricity costs due to additional power usage (largely associated with the pond aerators. Water costs have also impacted.

In regards to capital expenditure, the net changeover of the saleyards vehicle was \$5,301.00 over budget. The overall lowest price net result for vehicle purchases resulted in net over budget item for Saleyards. Overall end of year operating income is \$766,632.00, which is \$46,612.00 above budget. Weigh and Pen Fees are \$29,509.00 above budget.

VOTING REQUIREMENTS

Simple Majority

During discussion, the Committee noted that the inclusion of the saleyards' vehicle in the overall vehicle changeover has not necessarily achieved the best financial outcome for the saleyards business unit. The CEO was requested to consider treating the changeover of saleyards' vehicles as a stand alone item.

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr M O'Dea, seconded Cr B Bell:

That the report of the Deputy Chief Executive Officer, relating to the current financial position of the Mount Barker Regional Saleyards, be received.

CARRIED

5.3 NEW LOADING RAMP – MOUNT BARKER REGIONAL SALEYARDS

File Ref: N45947
Attachment: [Detailed Plans of Loading Ramp](#)
Responsible Officer: Rob Stewart
Chief Executive Officer
Author: John Fathers
Deputy Chief Executive Officer
Proposed Meeting Date: 17 July 2018

PURPOSE

The purpose of this report is to seek endorsement of the plans for a new loading ramp and associated receival pens at the Mount Barker Regional Saleyards and approve calling tenders for the project.

BACKGROUND

In 2016/2017, meetings were held with stock agents to discuss a range of issues relating to saleyards operations. The need for a new loading ramp was identified as a high priority. A design was completed with a view to getting an estimated cost and seeking grant funding.

During the 2018/2019 budget process, the Saleyards Advisory Committee endorsed a preliminary allocation of \$45,000.00 for a new loading ramp at the saleyards. This was in anticipation of receiving some grant funding towards the project.

Unfortunately, there are fewer opportunities for grant funding of projects of this nature and no grant funding has been secured. Future funding of this project is unlikely.

In June 2018, meetings were again held with stock agents, with the message about the priority for a new ramp being repeated. Informal discussions among staff and members of the Saleyards Committee suggested that the matter be progressed as a matter of priority.

STATUTORY ENVIRONMENT

Local Government Act 1995 and Local Government (Functions and General) Regulations 2006.

All contracts above \$150,000.00 (ex GST) must be tendered for.

EXTERNAL CONSULTATION

Consultation occurred with representatives of stock agents (Elders, Landmark and Primaries) in 2017 and 2018. The consistent message from agents is the need for an additional loading ramp.

FINANCIAL IMPLICATIONS

The Council's 2018/2019 budget includes a preliminary allocation of \$45,000.00 for this project.

A quantity survey estimate has not been obtained. An internal estimate of approximately \$100,000.00 has been posited. It has been suggested that tenders be called without a cost estimate.

Assuming a successful tender is received that is over this budgeted amount, a budget reallocation will be required. This may involve delaying a project, such as saleyards bitumen repairs. Alternatively, there may be sufficient unallocated funds in the Saleyards Capital Improvements Reserve Fund. The current draft of the 2018/2019 budget indicates there would be \$150,892.00 at the end of that financial year. The reserve fund acts as a repository for surplus funds from that business unit, so that it can operate as a self-funding entity, with no impact on rates.

POLICY IMPLICATIONS

Purchasing and Tender Guide Policy No F/FM/7 applies.

ASSET MANAGEMENT IMPLICATIONS

The design and materials specification of the new ramp is such that the facility additions will require minimal maintenance. Once constructed the expected asset life is over 50 years.

STRATEGIC IMPLICATIONS

The Shire of Plantagenet Strategic Community Plan 2017 - 2026 provides at Outcome 3.5 (Appropriate infrastructure that supports sustainable economic development) the following Strategy:

Strategy 3.5.5:

'Manage and maintain the Saleyards to ensure that the facility is successful and self-sustaining'

The Shire's Mount Barker Regional Saleyards Strategic Plan 2017 – 2026 indicates that the Council will:

- Continue to develop proposals and seek grant funding for the development of new infrastructure which meets strategic and/or operational goals;
- Maintain a safe environment and working conditions;
- Ensure animal welfare is a high priority; and
- Continue to improve saleyards management and operations, suitable for a WA environment.

The Shire's Mount Barker Regional Saleyards Business Plan 2014 – 2023 acknowledges that a new concrete receival ramp into the new pens on the western side of the saleyards would overcome some of the logistical difficulties resulting from agents sharing facilities, particularly in busy periods.

Accordingly, the recommended outcome for this report aligns with the Strategic Community Plan.

STRATEGIC RISK IMPLICATIONS

One of the issues which has previously been identified as a high risk within the Shire's Strategic Risk Register is the *'Failure to successfully deliver major projects'*. The management action assigned to this risk is that *'A decision will be made by the Council and CEO regarding whether to undertake project management in-house or use external expertise based on the scope and skills needed'*.

On this occasion, it is considered that the Shire has the personnel (Deputy CEO and Manager Works and Services) with the necessary expertise to manage this project.

OFFICER COMMENT

All of the three stock agents have indicated that a new loading ramp is a high priority. Allocation of ramp space is based on stock agent throughput. Currently, Landmark has an allocation of three ramps, with Elders and Primaries sharing the remaining three ramps, although this can be altered if the proportion on a sale day warrants it.

The sharing of ramps is problematic, given the design of the holding pens leading from those ramps. There are significant conflicts among agents about sharing of ramps. Further, instances where all the cattle from one agent enter the facility on one ramp causes a lot of congestion and is a welfare issue. A ramp can only handle a certain number of animals and all agents draft their cattle on their unloading ramps. When an agent has just one ramp, it is problematic to unload cattle successfully and safely.

Having a 7th receival ramp would have a positive impact on occupational health and safety and animal welfare and improve harmony among agents. At present health and safety issues preclude additional agents operating out of the saleyards.

For instance, if the Council now received an application from another agent to operate from the facility, the Council would need to take into consideration occupational health and safety issues that could be created. In this instance, the Council would likely have to refuse a request or build another loading ramp.

The existing saleyards design plans have been 'marked up' with the proposed new ramp and associated receival pens. The new infrastructure has been designed to match the design of the current ramps and pens.

The Shire has identified in its Business Plan (2014-2023) for the Saleyards that it is a strategic aim of the Council to ensure that animal welfare is a high priority.

By continually improving and upgrading the Saleyards' facilities in line with development priorities, the Saleyards can maintain its status as a state-of-the-art facility that values animal welfare and environmental best practices.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr B Bell, seconded Cr J Moir:

That it be a recommendation to the Council:

That:

- 1. The attached design plans for a new loading ramp and associated receival pens at the Mount Barker Regional Saleyards be endorsed for the purposes of progressing tender documentation; and**
- 2. Tenders be sought for the project referred to in part 1 above.**

CARRIED

6 GENERAL BUSINESS

6.1 PROPOSALS FOR FURTHER CONSIDERATION

- Greater use of chlorinated water / Water sustainability – At its meeting held on 27 May 2014, members agreed that the requirements specified in the letter from the Health Department of WA make the operation of the waste water re-use system unviable. A budget item has been included for an additional water source. A meeting has been held with a diviner / drilling contractor to seek a potential bore site.

Ruhi Ferdowsian provided a report in this regard, which provides some drilling options. The Saleyards Manager will arrange for the drilling tests to be carried out. During discussion at the meeting held on 31 January 2017, members considered that it was worthwhile to undertake drilling to assess the yield.

On 5 and 6 April, Albany Irrigation and Drilling were onsite to test bore for ground water with hydrologist Ruji Fedowsian. Three bores were identified as possible water sites with one very promising. The first bore was to 10 metres where the drillers hit granite so was stopped with this bore having an estimated recharge of 18 litres per minute (ms\m:170). The other two bores turned out to be unsuitable due to poor water yield.

During discussion at the meeting held on 22 May 2018, members noted that the water flow from the test bores might not be sufficient to make installation of a bore worthwhile. Costs were sought for a solar pump and Airwell pump. It was agreed to await the report from hydrologist, Ruhi Ferdowsian, which will provide more advice in this regard.

The report from Mr Ferdowsian has been attached, which is provided for discussion.

- At the meeting held on 14 November 2017, Mr Skinner advised that the Shire of Dubbo was installing new moulded bar soft floor matting into 220 new pens. It was requested that we attempt to get a sample of the new matting, which may be appropriate for the paint box areas.
- At the meeting held on 30 January 2018, a query was raised about the Shire's obligations in respect to new Chain of Responsibility laws and how this might relate or conflict with animal welfare requirements. Some direction was sought in this regard.
- Following the discussion at the meeting held on 14 November 2017, at the meeting held on 30 January 2018, Mr Skinner advised that Katanning Saleyards Manager has endorsed the idea of advocating for the 2019 ALMA conference to be held in WA and he will raise that with the Shire of Katanning administration. The Shire of Katanning could cater for it (Dome Hotel). There would be a focus on cattle and sheep. It was suggested that an ideal date would be later than normal, say late September 2019. Depending on the interest, Mr Skinner suggested that a joint working group be formed with the Shire of Katanning to co-ordinate.

This matter has been discussed with Kate McGilvray - Executive Officer at ALMA and Andrus Budrikis from the Shire of Katanning and a meeting between Shire representatives has been held with a view to putting together a joint expression of interest.

- During discussion at the meeting held on 30 January 2018, a query was raised in respect to the proposed irrigator, in particular whether it would be suitable for irrigating a crop. The suggestion was made that it may be beneficial to produce a crop which could effectively export nutrients off the property. It was also suggested that expressions of interest could be called for the waste water, which possibly could be utilised for nearby agricultural uses. It was agreed that a first course of action would be to identify the tenure of adjoining land. Information will be provided at the meeting.

During discussion at the meeting held on 27 March 2018, it was noted that while waste water would need to be suitably treated, the Committee sought advice on what the compliance requirements would be for transporting water and implications for a landholder.

At the meeting held on 22 May 2018, the DCEO provided some information received from DWER indicating that anyone accepting waste water from the facility would need to have a licence from that authority and be under similar obligations to the Shire in terms of management and reporting.

- During discussion at the meeting held on 27 March 2018, the view was expressed that additional water tanks should be installed to harvest as much water as possible. The administration was requested to provide advice on what has overflowed since the new roof and tank was installed, and what is the cost benefit of additional tanks, given what we know at the moment.
- During discussion at the meeting held on 27 March 2018, the Committee requested pricing for modular and permanent toilet options, for consideration in 2019/2020.
- During discussion at the meeting held on 22 May 2018, the Committee requested that the recent press release regarding animal welfare be advertised in the Farm Weekly. This advertisement was placed.

7 NEXT MEETING

To be advised.

8 MEETING CLOSURE

10.03am The Presiding Member declared the meeting closed.

CONFIRMED: PRESIDING MEMBER _____ **DATE:** ___ / ___ / ___