



## 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 23 May 2017

John Fathers  
**ACTING CHIEF EXECUTIVE OFFICER**

#### Committee Members

*Cr J Moir, Cr B Bell, Cr J Oldfield, Mr M Skinner – Industry Representative – 226/15*



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**Membership**

Cr J Moir

Cr B Bell

Cr J Oldfield

Mr M Skinner

Cr L Handasyde (Deputy for any member)

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**1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

9.00am The Presiding Member declared the meeting open.

**1 RECORD OF ATTENDANCE / APOLOGIES**Members Present

Cr J Moir (Presiding Member)  
Cr L Handasyde (Deputy for Cr Moir in his absences)  
Cr B Bell (Deputy Presiding Member)  
Cr J Oldfield

Apologies

Mr M Skinner

Visitor

Cr M O'Dea

Staff

Mr J Fathers, Acting Chief Executive Officer  
Mr S Smith, Saleyards Manager  
Ms E Henderson, Assistant Saleyards Manager

**2 CONFIRMATION OF MINUTES**

**Moved Mr B Bell, seconded Cr L Handasyde:**

**That the Minutes of the Ordinary meeting of the Saleyards Advisory Committee, held on 26 April 2017 as circulated, be taken as read and adopted as a correct record.**

**CARRIED**

**3 DISCLOSURE OF INTEREST**

A Financial Interest was disclosed by Cr J Moir  
Nature and Extent of Interest: Cattle Farmer - 100 head of cattle; and  
Elders Employee – Work part time for Elders Rural Services

**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 29 March 2017, giving permission for Cr J Moir and Mr M Skinner to participate in the discussion on matters relating to the Mount Barker Regional Saleyards until 30 April 2018.

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

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**4 REPORTS OF COMMITTEE MEMBERS AND OFFICERS****4.1 MANAGER'S REPORT – 19 APRIL 2017 TO 15 MAY 2017****SALE DATA**

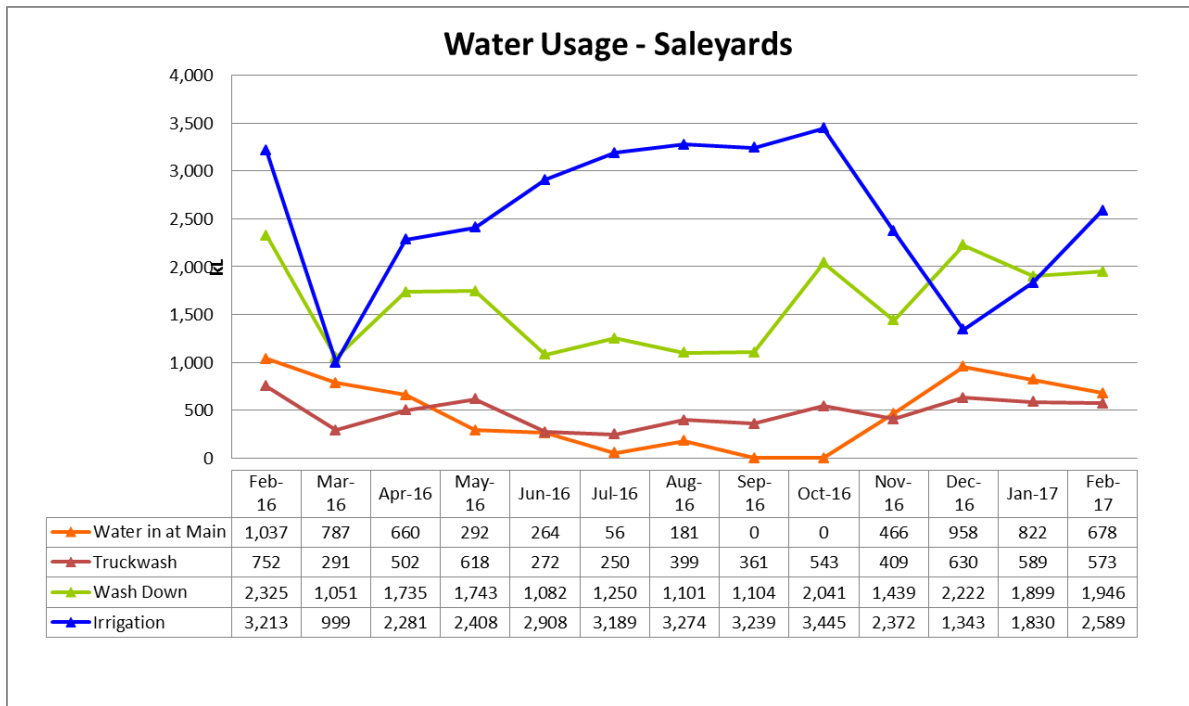
- Total sale numbers 4,739 head.
- There have been no cattle eligible for MSA sales in this time.
- 50 cattle have received replacement NLIS tags over this time.
- Five animals have been put down, 4 to pet food 1 to tip.
- 27 bales of hay have been fed out over this time.
- There have been 279 cattle processed for Private/Shipper Weigh.

**GENERAL BUSINESS**

- On 1 May, the new generator was delivered from the Depot and Mount Barker Electrics were onsite to connect it to the main power box. Mount Barker Electrics had to get a special box made to house the changeover switch which is now mounted on the back of the main power box. On 3 May this was completed and wired up. The unit was tested for approximately 1 hour with everything we need for sale day running.
- On 3 May, winter curfew was enforced which is now 5pm until 1 October.
- On 3 May a number of Esperance trucks arrived and from one of those an animal was noted as a jumper (wild). Before drafting had commenced the animal escaped by having two attempts at jumping out at approx 3.30pm. After escaping the Angus Cow jumped a further three fences before stopping. All authorities were notified as soon as the animal escaped and were on alert as to keep the animal off Albany Highway. Paul's Pet Food was contacted and promptly arrived and with Stewart the animal was safely destroyed at Steve Caphorn's property without further incident and Paul's Pet Food removed it.
- On 4 May (sale day) Western Power had its second scheduled planned power outage at 7.30am. Weighbridges started at 4am to process as many cattle as possible before the outage. The generator was warmed up at 6.55am and yards were changed over to stand alone power at 7.15am with minimal disruption. Changeover took about five minutes to shut down and restart with all parties impressed with service.
- As all this was happening we had a weighbridge entry gate chain fail and break which took approx. ½ hour to repair. The generator ran for 10 hours with no issues. We are still waiting for feedback from the contractor about a concrete pad to install permanently.
- We have been cleaning out dirt pens when weather permits, mainly on the uncovered dirt pens. We are hoping to get it all done before winter sets in. We have been able to fix some sprinkler uprights under the roof and receival troughs as required, which are hard to do normally as the repairs need to be done under the concrete. There are a couple of washdown coupling points in the sale pens which need to be repaired as these were broken in the busy season and were just capped so as not to disrupt the sale process.
- Hand spraying has now been completed around the compound and ponds.



- The latest water usage graph is shown below.



**4.2 SALEYARDS FINANCIAL REPORT – 30 APRIL 2017**

**File No:** CA/126/1  
**Responsible Officer:** Rob Stewart  
Chief Executive Officer  
**Author:** John Fathers  
Deputy Chief Executive Officer  
**Proposed Meeting Date:** 23 May 2017

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**PURPOSE**

The purpose of this report is to review the financial position of the Mount Barker Regional Saleyards for the period ending 30 April 2017.

**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 April 2017 position of operating and capital budget items is attached for information. Overall year to date (YTD) operating expenditure is \$838,903.00, which is \$98,821.00 below YTD budget. Of this, \$31,327.00 relates to non-cash expenditure. There are no significant operating variances. Overall YTD operating income is \$604,512.00, which is \$23,958.00 above YTD budget. Weigh and Pen Fees are \$5,158.00 above YTD budget.

## 5 GENERAL BUSINESS

### 5.1 2017/2018 BUDGET AND FEES

As indicated at the meeting held on 26 April 2017, the administration has prepared a draft budget incorporating a throughput of approximately 62,000 head and a fee increase of 2%.

Up to date figures for this scenario results in an operating surplus (excluding non-cash items) of \$119,927.00. It should be noted that the current arrangements provide for one third of the surplus to be transferred to the Operating Loss Reserve and two thirds to be made available for capital works.

The estimated Operating Surplus / Deficit (Excluding Non Cash Items) for 2016/2017 of \$140,816.00 would result in the following amounts being transferred / available:

Reserve Fund	Est. 2016/17 EOY Transfer	Est. 2017/18 EOY Balance
Saleyards Reserve Fund - Capital Improvements	\$93,877.00	\$76,728.00
Saleyards Reserve Fund - Operating Loss	\$46,939.00	\$222,714.00

The scenario includes the following new capital budget requests:

- Bitumen Repairs- \$25,000 - Additional – ongoing program.
- Outloading Bugle Ramp #6 - \$17,000 - Additional ramp since successful completion of first two ramp modifications in 2015/2016 and 2016/2017.
- Installation of air-conditioning throughout the office block at a revised cost of approx. \$11,000.00.
- Replacement of lights on light towers to LED types as they are getting very dull at night. There are approximately 25 at \$1,000 each. The Committee previously considered that replacement of them all was more appropriate than a staged approach.
- Long Wand and Logger – the long wand will cost approximately \$4,300.00; a price is being sourced on the data logger.
- Replace guttering on the weighbridge roof which is rusting out. – A quote for approximately \$6,000.00 has been obtained.
- Install New Unloading Ramp – This was discussed with agents and a contact has been made with Opus for a design. This is flagged for information at this stage as grant funding will be sourced.

*During discussion, the Committee endorsed the proposed budget items. Thereafter, the view was expressed that the Committee should spend more time reviewing the long term profitability of the facility and determine an appropriate cap for the Saleyards Operating Loss Reserve Fund.*

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## 5.2 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 for 2015/2016 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 6 December 2016, members requested that a copy of this report be provided for the next meeting, so that the cost benefit of the likely water yield can be examined. The report is attached for information. During discussion at the meeting held on 31 January 2017, members considered that it was worthwhile to undertake drilling to assess the yield.

- Agents Agreements – The new agreements have now been sent out to agents. Draft procedures have been developed and form an addendum to the new Agents Agreements.
- At its meeting held on 3 March 2015, the Committee noted the intention to investigate and provide advice to the Saleyards Advisory Committee in regard to options for the purchase and / or lease of a skid steer loader, with such advice including a history of the current machine, most appropriate machine and a cost benefit analysis of leasing versus other procurement / trade-in options. Some preliminary enquiries have been made and one machine tested. An ideal machine has not yet been identified.
- During discussion at the meeting held on 21 June 2016 regarding advertising signage, the Committee considered that this matter be held over until the new roof has been constructed, with a view to determining advertising opportunities that may be realised on the new structure.

## 5.3 LOADING RAMP

*During discussion, the Committee endorsed the proposal to proceed with the design and documentation of a new loading ramp leading into the new dirt pens.*

**6 OFFICER RECOMMENDATIONS / VOTING****VOTING REQUIREMENTS**

Simple Majority

Cr J Moir withdrew from the meeting at 9.21am.

Deputy Presiding Member Cr B Bell assumed the Chair.

**Moved Cr L Handasyde, seconded Cr J Oldfield:**

**That:**

1. That the report of the Saleyards Manager, relating to current activities at the Mount Barker Regional Saleyards, be received.
2. The report of the Deputy Chief Executive Officer, relating to the current financial position of the Mount Barker Regional Saleyards, be received.
3. It be recommended to the Council that the following new items be included in the 2017/2018 draft budget:

Budget Item	Amount
Outloading Ramp Bugle Modification	\$17,000
Bitumen Repairs	\$25,000
Airconditioning in Office Block	\$11,000
Light Tower Globe Replacement (Receivals)	\$25,000
Long Wand and Data Logger	\$ 7,000
Replace Guttering - Weighbridge Roof	\$ 6,000

**CARRIED**

*During discussion, it was noted that the 2017 ALMA National Saleyards Expo is to be held in Rockhampton on 26 and 27 July 2017. Mr Skinner had previously indicated his preference to attend the conference and AGM, given he does not intend to re-nominate to the ALMA Board. The Saleyards Manager, Stewart Smith will also attend the conference.*

**Moved Cr J Oldfield, seconded Cr L Handasyde**

**That it be a recommendation to the Council:**

**Mr Michael Skinner be authorised to attend the Australian Livestock Markets Association Inc National Saleyards Expo and AGM to be held in Rockhampton on 26 and 27 July 2017.**

**CARRIED**

**7 NEXT MEETING**

18 July 2017.

**8 MEETING CLOSURE**

9.28am The Deputy Presiding Member declared the meeting closed.

**CONFIRMED: PRESIDING MEMBER** \_\_\_\_\_ **DATE:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_