



## SALEYARDS ADVISORY COMMITTEE MEETING

# MINUTES

SECTION 5.9(2)(a) LGA 1995

### Committee Brief

*The duties of the committee shall be to:*

- *Make recommendation to the Council regarding the strategic direction of the Saleyards;*
- *Make Recommendation 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 recommendation 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,  
8.30am Tuesday 26 May 2015

**Rob Stewart**  
**CHIEF EXECUTIVE OFFICER**

### Committee Members

*Cr J Moir, Cr B Bell, Cr L Handasyde - 248/13*  
*Mr M Skinner – Industry Representative – 21/14*

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**Membership**

Cr J Moir – Presiding Member

Cr B Bell

Cr L Handasyde

Mr M Skinner

Cr J Oldfield (Deputy for any member)

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## 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

8.30am The Presiding Member declared the meeting open.

## 2 RECORD OF ATTENDANCE / APOLOGIES

### Members Present

Cr Jeff Moir (Presiding Member)  
Cr Brett Bell  
Cr John Oldfield (Deputy Member)

### Apologies

Mr Michael Skinner  
Cr Len Handasyde

### Staff

Mr Rob Stewart, Chief Executive Officer  
Mr John Fathers, Deputy Chief Executive Officer  
Mr Stewart Smith, Saleyards Manager  
Mrs Erika Henderson, Assistant Saleyards Manager

## 3 CONFIRMATION OF MINUTES

Moved Cr B Bell, seconded Cr J Oldfield:

**That the Minutes of the Meeting of the Saleyards Advisory Committee held on 28 April 2015 as circulated, be taken as read and adopted as a correct record.**

**CARRIED**

## 4 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 19 December 2014, giving permission for Cr J Moir to participate in matters relating to the Mount Barker Regional Saleyards until 31 December 2015.

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 –20 APRIL TO 19 MAY 2015

#### SALE DATA

- Total sale numbers 3,604; Special Breeder Sale 201. Total 3,805 plus MSA 25.
- There have been 25 cattle eligible for MSA sales in this time.
- 29 cattle have received replacement NLIS tags over this time.
- Six animal has been put down or removed.
- 82 bales of hay have been fed out over this time.
- There have been 108 cattle processed for Private/Shipper Weigh.

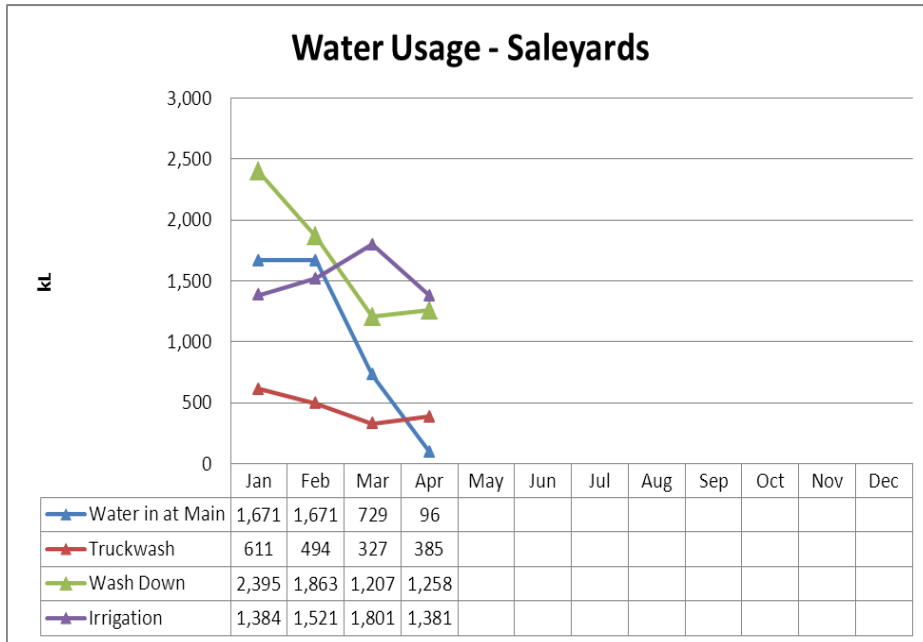
#### GENERAL BUSINESS

- On 30 April, a large Angus bull destroyed an exterior yard gate due to fighting with two other bulls. The top hinge of the gate was completely destroyed and three bulls escaped. The truck drivers managed to recapture two of the three escapees and secure the pen. The rogue bull was recaptured through the new yards with minimal fuss and yards have been repaired.
- On 30 April Anychem carried out a trial of a new chemical flocculent designed to reduce phosphorus. The trial was done at the wash down pit next to the trailer unloading ramp.

There didn't appear to be a significant increase in solids coming out of the pit. The test results have now been received which indicate that there was a reduction of approximately 15% in the level of phosphorus. This is disappointing and the results have been sent to Anychem for comment on how they might be improved.

- Thinkwater Albany has now upgraded the main valve isolation taps for the wash down water into the yards (6 taps).
- On 8 May a large bus load of WALGA State Councillors visited the yards. Stewart gave the group a talk on the operation of the yards and then a quick tour. They all seemed very impressed with the yards and one comment back was how clean they were, with no offensive smell.
- On 12 May 200 cow calf units came into the yards on a herd dispersal sale for Serena Park Angus, conducted by Landmark. The average price was \$2,007.00 per unit which was a very good result for the yards.
- On 14 May there was another 55 cow calf units sold with an average price of \$2,080.00 per unit at the end of the Landmark Prime Sale. There will be a further 50 cow calf units in Landmark's sale this week and possibly further animals from the same vendor the week after.
- On 14 May a cow tried to calve in the selling pen during the prime sale (Primaries). This animal was removed by saleyards staff and put on dirt away from public. The cow had two premature calves (dead) and the cow was returned home.

- On 15 May the main computer was replaced with a newer one. The old one had Windows XP installed which is now unsupported and was slow to download sale yard data. All existing programs have now been reinstalled on new computer and will hopefully run smoothly from here on.
- The latest water usage graph is shown below.



**OFFICER'S RECOMMENDATION / COMMITTEE DECISION**

**Moved Cr B Bell, seconded Cr J Oldfield:**

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

**CARRIED**

**5.2 SALEYARDS FINANCIAL REPORT – 30 APRIL 2015**

**File No:** CA/126/1  
**Responsible Officer:** Rob Stewart  
Chief Executive Officer  
**Author:** John Fathers  
Deputy Chief Executive Officer  
**Proposed Meeting Date:** 26 MAY 2015

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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 2015.

**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 2015 position of operating and capital budget items is attached for information. Overall year to date (YTD) operating expenditure is \$912,294.00, which is \$30,455.00 below YTD budget. There are no significant variances.

Few capital expenditures have been made to date. We are still working with Powell Security on the CCTV system and it is expected that the performance can be improved. The installation of above ground isolation valves to the existing underground washdown pipe network has been completed.

Overall year to date (YTD) operating income is \$616,282.00, which is \$28,129.00 above the revised YTD budget. Weigh and Pen Fees are \$25,736.00 above YTD budget.

**VOTING REQUIREMENTS**

Simple Majority

**OFFICER'S RECOMMENDATION / COMMITTEE DECISION**

**Moved Cr J Oldfield, 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 ROOF OVER THE NORTHERN DIRT PENS – MOUNT BARKER REGIONAL SALEYARDS - DESIGN

<b>File Ref:</b>	<b>N34124</b>
<b>Attachments:</b>	<a href="#">Working Drawings for Saleyards Roof</a>
<b>Responsible Officer:</b>	<b>Rob Stewart</b> <b>Chief Executive Officer</b>
<b>Author:</b>	<b>John Fathers</b> <b>Deputy Chief Executive Officer</b>
<b>Proposed Meeting Date:</b>	<b>26 May 2015</b>

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#### **PURPOSE**

The purpose of this report is to seek endorsement of the detailed plans for a roof over the northern dirt pens at the Mount Barker Regional Saleyards.

#### **BACKGROUND**

An application has been submitted for a grant of \$300,000.00 under the Great Southern Development Commission's 2014/2015 Royalties for Regions - Great Southern Regional Grants Scheme. The amount sought is approximately half the cost of the project.

Advice in regard to the success or otherwise of the grant is expected in June 2015. If a grant is secured, a condition of the grant funding is that the Shire would need to have funding and detailed plans in place by 30 June 2015.

The Saleyards Advisory Committee has supported the application and is of the view that the Council should consider borrowing the whole sum to take advantage of the current low interest rates, thereby leaving some capital in reserve in case it is required for other purposes.

A concept and preliminary costings from designer John Maxwell have been developed.

At its meeting held on 3 March 2015, the Council resolved that:

1. The construction of a roof over the northern dirt pens at the saleyards be supported.
2. Detailed design plans and tender documentation for this project be progressed.

Mr Maxwell has now prepared working drawings.

#### **STATUTORY ENVIRONMENT**

There are no statutory implications for this report.

#### **EXTERNAL CONSULTATION**

Consultation has occurred with designer John Maxwell.



## **FINANCIAL IMPLICATIONS**

Financial implications for the overall project were presented to the Council at its meeting held on 3 March 2015. The project is expected to be funded by a combination of grant and loan funding. These matters will be dealt with in a future report to the Council if the grant applied for is approved.

## **POLICY IMPLICATIONS**

There are no policy implications for this report.

## **ASSET MANAGEMENT IMPLICATIONS**

The design and materials specification of the new roof (combined with the local climate zone) is such that the facility additions will require minimal maintenance. Once constructed the expected asset life is over 60 years.

Consideration has been given to the predicted financial effect on operations once the project is complete. An allowance for preventative minor annual maintenance of \$3,000.00 per annum is expected. These costs are offset by predicted increased income.

## **STRATEGIC IMPLICATIONS**

The Shire of Plantagenet Strategic Community Plan 2013 - 2023 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 2014 – 2023 states that *'The Shire has proposed major improvements to the Saleyards that consist of expansion to receivals areas and roofing over an area of dirt floored pens'*.

The Shire's Mount Barker Regional Saleyards Business Plan 2014 – 2023 states that *'There has been a long term aim to provide a roof over the northern dirt pens of the Saleyards. This project is seen as the main priority to develop and source grant funding.'*

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

## **OFFICER COMMENT**

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. It was also noted that current rainfall and other (non-scheme) water sources are usually insufficient for requirements over summer. From 2007 to 2013 the average annual cost of scheme water was around \$20,000.00.

Consideration has been given to investigative work on alternative water strategies for the Saleyards and this project provides a method of water catchment and re-use.

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.

If the grant applied for is secured, the Shire would need to have funding, detailed plans and tender documentation in place by 30 June 2015 and effectively be 'shovel ready' by then. The Council has therefore previously supported progressing the preparation of working drawings for the roof.

Features of the design are as follows:

- The design provides two skillion roofs separated by a ventilation gap.
- The roof is designed in bays. The number of bays can easily be reduced by a variation if the cost of the entire structure is prohibitive (subject to agreement of a grant funder).
- The structure will be in harmony with the existing roof structures and constructed of zincalume.
- The substructure will be galvanised steel to match existing works.
- It will enable storm water to be collected and delivered to existing drains and storm water catchment tanks.
- The design incorporates fluorescent lighting. The designer has investigated options with lower long term operating costs such as LED and this could be specified as a variation if considered desirable.
- The roof will cover the northern overhead walkway and all northern dirt pens.
- The design enables outloading ramps to be modified in future if required.
- All of the roof supports will be attached on top of existing gate posts or fence posts to minimise interference with current yard space. Footings will be upgraded where needed.
- Consideration has been given to the future addition of solar photovoltaic cells, however the design does not incorporate conduit and cabling as such equipment could be installed easily without this provision.

The structure been designed in conjunction with a structural engineer and will be certified by him in due course.

Mr Maxwell will attend the Saleyards Advisory Committee meeting to answer questions.

## **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER RECOMMENDATION**

That it be a recommendation to the Council:

That the attached detailed design plans for a roof over the northern dirt pens at the Mount Barker Regional Saleyards be endorsed for the purposes of progressing tender documentation.

*During discussion, it was agreed that the following changes should be made to the plans, for presentation to the Committee and the Council in June 2015:*

- 1. The box gutter on the southern skillion roof is to be made from Colourbond© and incorporate a 100mm higher lip to ensure all water is captured.*
- 2. All rain water collected will be directed to a point where it can be either taken to the fresh water dam or the rain water tanks next to the administration building.*

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## 6 GENERAL BUSINESS

### 6.1 PRIMARIES – RAMP AND PEN ALLOCATION

The Committee was informed of a recent meeting with Andrew Lindsay from Primaries about the request for all agents to rotate between pens on an annual basis and a more equitable system for weekly ramp allocation.

*During discussion, the Committee agreed that the Shire has an obligation to provide an equitable solution in regard to the issues raised. It requested that options be developed for further consideration by the Committee at its next meeting.*

### 6.2 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 2014/2015 has been included for an additional water source. A meeting has been held with a diviner / drilling contractor to seek a potential bore site. A second diviner is being sourced.
- Agents Agreements – The Primaries agreement has been signed by both parties. The Landmark Deed of Agreement has been signed by both parties. The Elders Agreement has not yet received back. This is not likely to be received until a new agreement drafted and discussion with agents about \$1.00 contribution. The draft agreement has been received back from a solicitor following feedback at the Saleyards Committee meeting on 11 November 2014.

The new agreements have now been sent out to agents.

- Concept design for Saleyards roof – A discussion was held in regard to expectations at the meeting held on 11 November 2014. The concept design and grant application have been submitted. The construction of a roof over the northern dirt pens at the saleyards has now been supported by the Council and detailed design plans are complete. Mr Maxwell will attend the Saleyards Advisory Committee meeting to answer questions.
- Standard Operating Procedures – Draft procedures have been developed and form an addendum to the new Agents Agreements.
- During discussion at the meeting held on 19 August 2014, it was agreed that some thought should be given to a public relations opportunity for the millionth animal to go through the saleyards, expected to be in late 2015.

At its meeting held on 28 April 2015, the Committee considered that a similar event to what has been done previously to promote the yards would be appropriate, with a plaque, speeches and sash around the 1 millionth animal. Some thought will need to be given to how the animal is chosen.

- During discussion at the meeting held on 19 August 2014, members noted Cr Handasyde's comments within his report on the ALMA Conference that it will be increasingly more important to secure a position on the ALMA Board in order to have the inside running on the National Issues. It was agreed to give further consideration to this matter.

At its meeting held on 28 April 2015, the Committee noted that some recent minutes were being sought with a view to assisting in consideration of the benefits of membership. It was noted that when the live cattle trade received some bad press recently, the response was immediate and relentless. Having a representative at that level might be useful as it may provide intelligence from a wide cross section as well as identifying federal funding opportunities. The view was expressed that any nominee should be an elected member with a good understanding of the cattle industry.

- During discussion at the meeting held on 9 December 2014, the Committee agreed that need for an independent power supply to run the sale and provide water to cattle was becoming more important. The Committee requested the Saleyards Manager to investigate options for a suitable on-site generator. The Saleyards Manager has made some initial enquiries.
- During discussion at the meeting held on 3 February 2015, it was noted that the weighbridge scanners had been damaged by recent storm activity and scanning was being done by hand. The Committee agreed that an appropriate risk mitigation strategy warranted some investigation. The Saleyards Manager has discussed this matter with the Aleis who have indicated that this was an unusual incident and there should be no need to protect the equipment from this type of surge. The Manager is going to seek the views of Norm Burren from Mount Barker Electrics.
- At its meeting held on 3 March 2015, the Committee noted the Chief Executive Officer's 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.

## 7 NEXT MEETING

23 June 2015.

## 8 MEETING CLOSURE

9.50am The Presiding Member declared the meeting closed.

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