



GREAT SOUTHERN REGIONAL CATTLE 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.*

An Ordinary Meeting of the Great Southern Regional Cattle
Saleyards Advisory Committee was held at the
Committee Room, Lowood Road, Mount Barker WA 6324,
12.00noon Tuesday 27 July 2010.

Rob Stewart
CHIEF EXECUTIVE OFFICER

Committee Members

Cr B Bell, Cr M Skinner, Cr L Handasyde, Cr S Grylls 11/10

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Chairperson:

Cr M Skinner

Membership

Cr B Bell

Cr L Handasyde

Cr S Grylls

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

12.05pm The Presiding Member declared the meeting open.

2 RECORD OF ATTENDANCE / APOLOGIES

Members Present

Cr M Skinner (Presiding Member)
Cr B Bell
Cr S Grylls

Members on Leave of Absence

Cr L Handasyde

Staff

Mr Rob Stewart, Chief Executive Officer
Mr John Fathers, Deputy Chief Executive Officer
Mr Stewart Smith, Saleyards Manager

3 CONFIRMATION OF MINUTES

Moved Cr B Bell, seconded Cr S Grylls:

That the Minutes of the Ordinary Meeting of the Great Southern Regional Cattle Saleyards Advisory Committee, held on 4 May 2010 as circulated, be taken as read and adopted as a correct record.

CARRIED

4 DISCLOSURE OF MEMBERS' INTERESTS

A Financial Interest was disclosed by Cr M Skinner
Nature and Extent of Interest: Farming - 400 head of cattle

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 Regional Development via letter dated 17 December 2009, giving permission for Cr M Skinner and Cr J Moir to participate in matters relating to the Great Southern Regional Cattle Saleyards until 31 December 2010.

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 – 1 MAY TO 24 JUNE 2010

Sale Data

Total numbers including MSA since 28 April 2010 have been 11,811. This included 58 MSA cattle. 139 cattle have received replacement NLIS tags over this time.

Four animals have been put down or removed.

120 bales of hay have been fed out over this time.

There have been 212 cattle processed for Private/Shipper Weigh.

Our total throughput for the 2009/10 financial year has been 67,786, plus private weighs of 6846 giving us a total of 74,632 head passing through the yards.

General Business

On 3 May Chief Executive Officer, Rob Stewart, Cr Michael Skinner, former Shire President Kevin Forbes AM and the Saleyards Manager, Stewart Smith all attended the Muchea yards opening. It is quite a fascinating facility.

We have had two sets of interrupted power supply lights mounted above each of the weigh bridges, so that in the event of a power failure during weighing in dark hours, staff can safely leave the area. This was at a cost of approximately \$1,000.

A meeting with all of the agents was held on 12 May 2010 for discussing fee increases and other issues.

On 14 May 2010, Healy's Earthmoving was engaged to remove approximately 200-300 tons of manure from the dirt pens and in return they carted about 120 tons of gravel up from the gravel pit. This gravel was then placed in the dirt pens.

On 4 June 2010 we had all the white lines painted to the ramps and we also painted parts of the traffic island at the main entrance by the highway for easier vision at night time for the truck drivers. This cost \$480.

We received our new bobcat (second hand Works machine) on 11 June 2010. All seems to be working well. Also we had the first aid boxes restocked and brought up to date by Saint John Ambulance Service.

On 16 June 2010 we had the Albany Advertiser here with Rob Stewart, John Fathers and myself to do a report for the yards in the paper. Following that, Rob Stewart has done another report for the ABC radio and the saleyards Manager and Cr Skinner also did another report for GWN, airing on the GWN news on 23 June 2010.

General maintenance is continuing with repairs to water pipes. Steve Brown has been cleaning out the top dirt pens with the bobcat and putting gravel back in them. Other general maintenance such as greasing gates and sundry repairs has been done.

Stewart has been on leave as of Monday 5 July 2010 returning on Monday 26 July 2010.

OFFICER RECOMMENDATION / COMMITTEE DECISION

Moved Cr M Skinner, seconded Cr S Grylls:

That the monthly report of the Saleyards Manager be received.

CARRIED

5.2 SALEYARDS FINANCIAL REPORT – 30 JUNE 2010

File No: CA/126/1

Responsible Officer: Rob Stewart
Chief Executive Officer

Author: John Fathers
Deputy Chief Executive Officer

Proposed Meeting Date: 27 July 2010

Purpose

The purpose of this report is to review the preliminary financial position of the Great Southern Regional Cattle Saleyards (GSRCS) for the period ending 30 June 2010.

Statutory Environment

There are no statutory implications for this report.

Consultation

There has been no consultation in relation to this report.

Policy Implications

There are no policy implications for this report.

Financial Implications

This report identifies the current operating position of the GSRCS.

Strategic Implications

There are no strategic implications for this report.

Officer Comment

A spreadsheet showing the current position of operating and capital budget items is attached for information. Overall YTD operating expenditure is under budget by \$57,933, with salaries and ground maintenance significantly under budget. Income is over budget by \$41,503. Profit on Sale of Assets is under budget due to the Saleyards Manager's vehicle not being sold this year.

Voting Requirements

Simple Majority

During discussion, the Committee considered that all of the costs involved with producing a quality hay crop for feed was not cost beneficial, given the end product should comply with NSQA standards. It was therefore agreed that it would be more beneficial to purchase hay and adding the necessary margin, instead of producing it.

OFFICER RECOMMENDATION / COMMITTEE DECISION

Moved Cr B Bell, seconded Cr M Skinner:

That the report of the Deputy Chief Executive Officer, relating to the current financial position of the Great Southern Regional Cattle Saleyards, be received.

CARRIED

5.3 M & J MITCHELL PTY LTD – LEASE OF PORTION OF SALEYARDS

File No: N15060
Responsible Officer: John Fathers
Deputy Chief Executive Officer
Author: Donna Jo Fawcett
Senior Administration/Human Resources Officer
Proposed Meeting Date: 27 July 2010

PURPOSE

The purpose of this report is to consider a lease agreement with M & J Mitchell Pty Ltd (Mitchells Transport) for the use of a portion of Lot 3 Albany Highway, Mount Barker for the purpose of cattle holding yards.

BACKGROUND

The City of Albany leased approximately 3,000 m² (portion of Lot 3 Albany Highway) at the Great Southern Regional Cattle Saleyards to Mitchells Transport during the period the Saleyards were operated as a joint venture with the Shire of Plantagenet. The lease consideration was \$200.00.

Subsequent to the dissolution of the joint venture in 2005 a new lease was not entered into between the Shire of Plantagenet and Mitchells Transport. No rental payments have been received since November 2005. An invoice for the back payment of the lease fees has been issued to Mitchells Transport and the Shire of Plantagenet has contacted Mitchells regarding a new lease.

STATUTORY ENVIRONMENT

The leasing of Council owned or vested property is classified as a disposition of property pursuant to section 3.58 of the Local Government Act 1995. This section does not apply to a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59 of the Act, as is the present case.

EXTERNAL CONSULTATION

Consultation has occurred with Nicole Quigg of Mitchells Transport.

FINANCIAL IMPLICATIONS

It will be recommended that Mitchells Transport be required to pay rent of \$300.00 (exclusive of GST) annually in advance commencing on the commencement date of 1 July 2010 and on each anniversary date until the lease expires on 1 July 2015.

POLICY IMPLICATIONS

There are no policy implications for this report.

STRATEGIC IMPLICATIONS

There are no strategic implications for this report.

OFFICER COMMENT

A draft lease has been prepared and presented to Mitchells Transport. There have been no significant changes to the terms and conditions of the previous lease agreement with the City of Albany with the exception of an increase in the rental amount to reflect CPI increases since then.

The lease with Mitchells has been working well and adds value to the saleyards. An extension of the lease on similar conditions is supported.

VOTING REQUIREMENTS

Simple Majority

During discussion, the Committee requested that Mitchells Transport be formally advised that the Council is currently in negotiations with the State Government in relation to the possible sale of the yards and/or debt relief. The Chief Executive Officer advised that a Transmission of Business document would be entered into if a sale did occur.

OFFICER RECOMMENDATION / COMMITTEE DECISION

Moved Cr B Bell, seconded Cr M Skinner:

That it be a recommendation to the Council:

That:

- 1) A lease be entered into with M & J Mitchell Pty Ltd over a portion of Lot 3 Albany Highway, Mount Barker for the purpose of cattle holding yards with the following terms:
 - a) for a period of five years;**
 - b) the rent be \$300 per annum.****

- 2) Authority be granted to the Shire President and the Chief Executive Officer to affix the Common Seal of the Council to the Lease Agreement between the Shire of Plantagenet and M & J Mitchell Pty Ltd for a portion of Lot 3 Albany Highway, Mount Barker.**

CARRIED

6 GENERAL BUSINESS

6.1 MEETING WITH ENVIRONMENTAL CONTRACTOR

The Council's newly appointed contractor for environmental and monitoring services has been invited to meet with the Committee. He is Charles Williams from West Coast Labs.

Mr Williams referred to the 2009 Annual Environmental Report and the Department of Environment and Conservation's (DEC) response to that report which indicated that the loadings at the Saleyards are well within the licence conditions, however there seems to be a trend of elevated nutrients. Mr Williams suggested that the Council write to the DEC and request an extension of time to investigate this matter. In the meantime, Mr Williams will discuss this matter with the DEC and further investigate in conjunction with the Deputy Chief Executive Officer.

6.2 CANTEEN LEASE

The lease over the canteen with Wendy Swainson comes up for expiry on 7 November 2010. Wendy has recently advised that she is not in a position to renew the lease.

For information, tender documents will be prepared for the canteen tender (three year contract), which will be advertised in the West Australian and the Albany Advertiser in August 2010.

The Committee supported these arrangements.

6.3 MOU WITH SHIRE OF KATANNING

Some member of the Saleyards Committee met with representatives of the Shire of Katanning recently. The Chief Executive Officer will be in attendance to discuss this matter. A draft Memorandum of Understanding has been enclosed.

During discussion, the Chief Executive Officer outlined the possible advantages and disadvantages of entering into an MOU with the Shire of Katanning. The Committee agreed that the ability to attract the 'regional' element of future Royalties for Regions funding would be a tangible benefit of such an arrangement and there may be other subsidiary benefits from the goodwill generated. The CEO suggested that there should be some minor changes to the MOU and that he intended to further negotiate these with the CEO of the Shire of Katanning. The Committee looked forward to receiving a modified draft of the agreement with a view to making a recommendation to the Council.

6.4 USE OF SALEYARDS BY ALBANY VINTAGE AND CLASSIC MOTOR CYCLE CLUB

A verbal request has been received from the Albany Vintage and Classic Motor Cycle Club to use the Saleyards bitumen on two weekends per year to display and run old motor cycles. The club needs a site off public roads. Other sites such as a private airfield, Albany Airport and CBH are no longer available for varying reasons. Up to 10 bikes would be involved. The club has the necessary public liability insurance. It was suggested that the Council may be accommodating, subject to liaison with the Saleyards Manager.

During discussion, the Committee supported this proposal.

6.5 RECENT NEWSPAPER ARTICLES

Copies of recent newspaper articles relating to saleyards have been enclosed.

7 NEXT MEETING

To be advised.

8 MEETING CLOSURE

1.20pm The Presiding Member declared the meeting closed.

CONFIRMED: CHAIRPERSON _____ **DATE:** ____/____/____