



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;*
- *Make recommendations to the Council regarding development works on the site;*
- *Make recommendations to the Council regarding the Saleyards Annual Budget; and*
- *Monitor the performance of the Saleyards and report back to the Council.*

A meeting of the
Saleyards Advisory Committee was held in the
Council Chamber, Lowood Road, Mount Barker WA 6324
8.00am Tuesday 28 April 2020.

Rob Stewart
CHIEF EXECUTIVE OFFICER

Committee Members

Cr J Moir, Cr L Handasyde, Cr M O'Dea, Cr J Oldfield, Mr M Skinner – Industry Representative – 210/19, 252/19

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Membership

Cr J Moir (Presiding Member)

Cr L Handasyde

Cr M O'Dea

Cr J Oldfield

Mr M Skinner

Cr S Etherington (Deputy for any member)

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

8.00am The Presiding Member declared the meeting open.

2 RECORD OF ATTENDANCE / APOLOGIESMembers Present

Cr J Moir – Presiding Member
Cr L Handasyde – Deputy Presiding Member
Cr M O’Dea
Cr J Oldfield
Mr M Skinner

Visitors

Cr C Pavlovich

Staff

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

3 CONFIRMATION OF MINUTES

Moved Mr M Skinner, seconded Cr M O’Dea:

That the Minutes of the Ordinary meeting of the Saleyards Advisory Committee, held on 10 March 2020 as circulated, be taken as read and adopted as a correct record.

CARRIED

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.

Mr M Skinner

Type: Financial/Indirect Financial Interest (Section 5.60 (A) and 5.61 LGA)
Nature: Hold equity in a farming enterprise of which my son owns/farms approximately 400 head of cattle.
Extent: Son sells cattle through the Mount Barker Regional Saleyards approximately 8 times per year.

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, Sport and Cultural Industries via a letter dated 30 April 2019, giving permission for Cr J Moir and Mr M Skinner to participate in the discussion and limited decision making at the Saleyards Advisory Committee on matters relating to the Mount Barker Regional Saleyards until 30 April 2020.

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 ACTING MANAGER'S REPORT – APRIL 2020

The Saleyards has gone into partial lockdown with only essential saleyards staff/agents/buyers/truck drivers being allowed onsite to carry out necessary day to day running of the saleyards processes. The gate is manned on sale days by the first two agents on the roster. A buyers list is at the gate and only those on the list are granted easy access. All others must state their intentions on why they are here before being either allowed in or turned away.

C – PENS WATER TROUGHS

Water troughs have been purchased. We are still waiting on mounting brackets.

NEW CATTLE CRUSH

This has been installed and used. Some minor tweaks need to be done over the coming days.

BUGLE DISPERSAL RAMP 4

This is in the process of being upgraded with new walkway.

GENERATOR COVER

This has been installed.

EFFLUENT SYSTEM UPGRADES

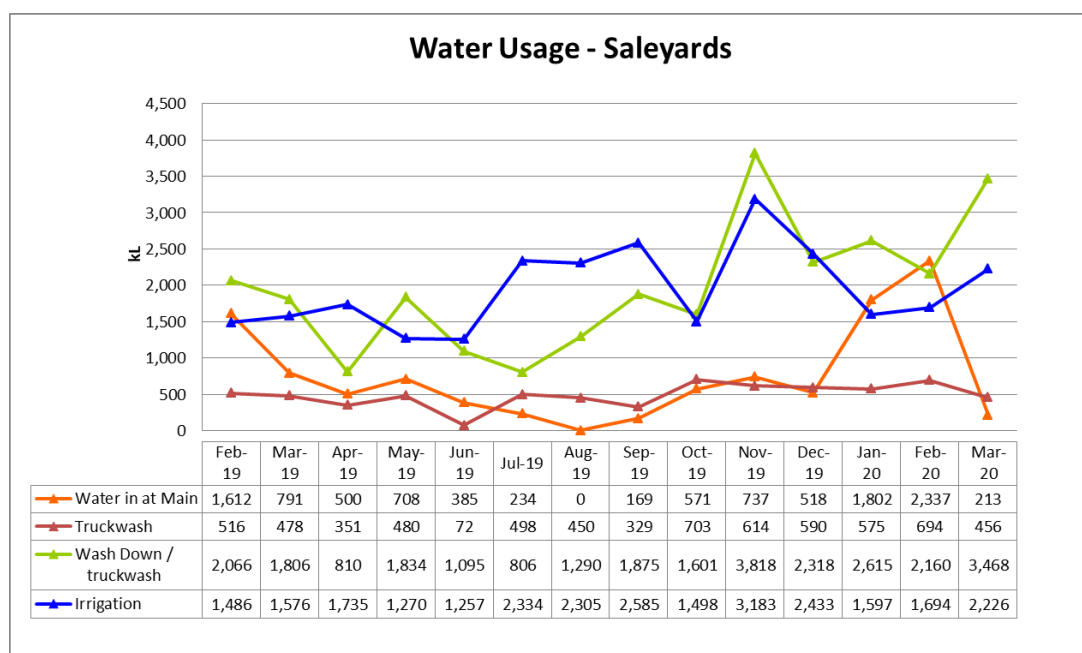
We are still waiting on advice from the Roma saleyards.

THROUGHPUT

Numbers are still high with prices remaining strong.

During discussion the Acting Saleyards Manager advised that, in response to a query raised on 10 March 2020, the pond which was cleaned out is holding water.

The latest water usage graph is shown below.



VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr L Handasyde, seconded Cr M O'Dea:

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 – 31 MARCH 2020

File No: CA/126/1
Responsible Officer: Rob Stewart
Chief Executive Officer
Author: John Fathers
Executive Manager Corporate Services
Proposed Meeting Date: 28 April 2020

PURPOSE

The purpose of this report is to review the financial position of the Mount Barker Regional Saleyards for the period ending 31 March 2020.

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 31 March 2020 position of operating and capital budget items is attached for information. Overall operating expenditure is \$613,252.00, which is \$66,578.00 below the YTD budget. The cash total is currently \$59,830.00 below the YTD budget. Main factors are lower salaries & wages, lower sludge removal costs and maintenance / operating costs than predicted to this point in the year.

Capital budget items for the diesel motor (irrigation pump), second hand skid steer loader and generator cover have been carried out. There has also been a part payment on the new bull crush, purchase of pneumatic rams and troughs.

Operating income is \$720,091.00, which is \$ \$121,692.00 above YTD budget, mainly due to higher than projected income on weigh and pen fees, due to the good early numbers that came through, although most of the income line items are above YTD budget. The proportion of excess income is reducing as the year progresses.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr L Handasyde, seconded Mr M Skinner:

That the report of the Executive Manager Corporate Services, relating to the current financial position of the Mount Barker Regional Saleyards, be received.

CARRIED

6 GENERAL BUSINESS**6.1 2020/2021 BUDGET AND FEES**

At its meeting held on 10 March 2020, the Committee agreed as follows:

- *The saleyards fees be increased across the board by 2% for the 2020/2021 financial year;*
- *The following budget items be endorsed for the 2020/2021 financial year:*
 - *Additional Outloading Ramp Bugle Modification (\$17,000.00);*
 - *Painting of Galvanised Elements - Roof and Walkways (\$25,000.00);*
 - *Bitumen Repairs (Advice to be sought from Executive Manager Works and Services on requirements and costings);*
 - *Waste Water Treatment System – Subject to further investigations, including Roma Saleyards (\$50,000.00);*
 - *Pneumatic Ram Replacement (\$7,000);*
 - *Additional Water Tank (\$25,000);*
 - *Replace Alias Panel Scanners, subject to other supply options being investigated (\$47,000);*
 - *Water fountain to be considered as part of new ablution block plans.*

At the Council workshop on fees and charges held on 31 March 2020, the majority of councillors considered that the fees should remain at 2%, regardless of the general approach to keeping fees static due to the Covid-19 pandemic.

An updated copy of the draft budget and fees has been attached, which is based on current estimates. Saleyards staff had recommended a combination of fee increases (see red cells on spreadsheet), and they can talk to this at the meeting. Advice is awaited from the Executive Manager Works and Services in regard to a program for bitumen repairs.

For information, an analysis has been undertaken of the truck wash costs and how income relates to the true cost of the water management. For the last 12 months, 5,812 kl have been used. The water cost for that volume is \$15,093.00. Income of \$36,214.00 has been returned from Avdata.

The expenditure required to run that system, including the combination of average direct costs and allocated salaries (assumed at 10%) is estimated at about \$55,000.00 per year. The truck wash water constitutes about 25% of the volume of water processed through the waste water treatment system, so the truck wash component is costing approximately \$13,750.00. Therefore, the total income of \$36,214.00 is adequately catering for the total direct and indirect costs of running the truck wash, estimated at \$28,843.00.

During discussion, it was noted that the pneumatic rams only cost approximately \$1,165.00 each, so the ongoing replacement of two per year could fit within the operating budget.

Members reaffirmed a previous recommendation, prior to the Covid-19 outbreak, that the fee increase should be set at 2%.

A report from the Executive Manager Works and Services was distributed which advised as follows:

'I have had a good look at the sealed areas of the saleyards and mapped out immediate problem areas on the attached. The underlying issue appears to be that the base course under the asphalt areas may be too stiff (from cement stabilisation) and is causing cracking along high traffic areas. One area (1) must have a pipe or similar underneath it because it is a linear feature.

Suggested maintenance going forward.

Main entrance - approximately 200m x 12m wide. The entrance lane is up a steep slope and with heavy vehicles having to pull up this slope creates the flushing effect seen. Continuing with a chip seal replacement every 3-5 years is the cheapest solution at around \$4200. The exit lane doesn't have the same issues but will need a reseal within years 2-4 from now (\$4200). The seal is still in reasonable condition but starting to show some signs of oxidation and microcracking.

A more permanent solution to the entrance lane would be a 30mm asphalt overlay but the cost is likely prohibitive at approx. \$30 / sqm or \$36,000.

Area 1 - a linear feature with severe cracking of the asphalt approx. 85m long and up to 1m wide.

Area 2 - adjacent to Ramp 7 approx. 300 sqm

Area 3 - suffers from severe cracking as trucks turn this corner approx. 225 sqm

Area 4 - general cracking and the beginnings of failure. These will accelerate as water gets through the cracks and creates potential for basecourse failure. Approx. 65 m x 7-12m say 700 sqm.

The options here are varied. I have spoken to the crack sealing company that services this area and they have advised that a budget price is \$1.60 per linear metre of crack. In heavily cracked areas they can do approximately 1000 sqm per day which equates to \$4900 / day. The level of cracking is similar to that done on Albany Hwy near Trailblazers and I used that as a comparison. That crack sealing worked fine for at least 8 years before the City profiled the whole road up and started again (that costs around \$50 / sqm).

Crack sealing has the obvious benefit of resealing the crack completely.

If these areas simply had a 10mm re-seal that would cost \$3.50 / sqm but would happen until at least Jan 2021. It wouldn't look as good as a crack seal but would be functional. I guess that aesthetics isn't that critical at the saleyards but timing might.

The cracking is bad enough that a wet winter may see some areas failing completely (like Ramp 7) and asphalt coming out in chunks so I would recommend spending some money now on getting my maintenance crew to do some patch works on the worst areas.

Area 5 is at the north turning point on Albany Hwy and is within MRWA road reserve. The seal lifts on hot days and basecourse is showing through in small patches. Needs a reseal. Approximately 200sqm. Chip re-sealing of such a small area would cost \$2000 or more in isolation from larger projects on the site. Also the added complication of MRWA and their requirements for traffic control. Would be best done in Jan 2021 when I will have sealing crews out on our construction roads.

After these areas I wouldn't consider resealing the entire surface for at least 5 years. The asphalt is still OK elsewhere and a budget of say \$7500 would cover any urgent works. If any unspent was carried over and added up then you could build up a good

little pot for the eventual reseal which I would recommend as a chip reseal at this time.

My recommendations would be to put \$10000 into next year's budget to ensure that the urgent works are carried out with a little bit of fat if some extra resealing is needed. I would recommend the crack sealing in the first instance as this has a low risk of failure and retains some pavement flexibility.'

COMMITTEE DECISION

Moved Cr L Handasyde, seconded Mr M Skinner:

That it be recommendation to the Council that a sum of \$10,000.00 be listed in the draft 2020/2021 budget for bitumen repairs.

CARRIED

6.2 SALEYARDS LUNCH ROOM EXTENSION

The current budget includes a sum of \$20,000.00 for a covering over the generator and providing a covered deck adjacent to the lunch room. A design has been carried out and quotes have been sourced.

The quotes are \$21,755.00, \$23,021.00 and \$25,400.00 (ex GST). Given that \$3,120.00 has been spent on the generator cover, the lowest quote would result in an above expenditure amount of \$4,875.00.

It should be noted that the original intention was to have a small covered area for staff under the tree on the north east corner of the building. Staff require room where they can remove themselves from their very challenging work area to eat meals. The staff are required to work in a very unpredictable and challenging environment and often working long shifts in extreme and varying weather conditions well outside the standard 7.6 hour days.

The current proposal merged this idea with the need for additional space for customers as the canteen does often get full during busy times. Further, there is the issue of customers wishing to bring food to eat, so the extension would not form a part of the licensed area of the canteen.

It is understood that are some mixed feelings about the need and priority for an extension for canteen users. However, both the CEO and EMCS believe this facility is a necessity and should be funded.

During discussion, the majority of members supported the proposed extension, however requested the administration to review the decking boards to see if a longer life composite material could be used.

COMMITTEE DECISION

Moved Cr L Handasyde, seconded Cr M O'Dea:

That it be a recommendation to the Council:

That the 2019/2020 Annual Budget be amended as follows:

Account	Amended Description	Original / Amended Budget	New Budget	Net Cash Amount
51802.0253	Undercover area - Generator and Lunch Space	(\$20,000)	(\$25,000)	(\$5,000)
41326.0486	Transfers from Reserve Funds	\$149,780	\$154,780	\$5,000

CARRIED

6.3 PROPOSALS FOR FURTHER CONSIDERATION

- 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 29 November 2018, the view was expressed that grant funding avenues be explored for this project.

A proposal was raised at the meeting held on 26 February 2019 for an extension to the building, which would include two showers, two toilets and a larger office. The suggestion was made that grant funding for a new roof over the eastern dirt pens could incorporate this project as well.

A local consultant was asked to provide a proposal for a grant submission to a forthcoming Building Better Regions Fund round, which would include preparation of a concept plan for the structures. However, the Federal Government announced that Round 4 is a key round of the Australian Government's drought response and the entire \$200 million is available for 'shovel-ready' projects supporting communities and regions affected by drought.

A consultant has now been engaged to prepare concept drawings of the saleyards roof and an external shower/toilet block, for grant funding purposes.

At the meeting held on 10 March 2020, it was agreed that planning be continued for roofing of the eastern dirt pens and information be sought on the provision of another fresh water dam.

7 NEXT MEETING

TBA.

8 MEETING CLOSURE

9.00am The Presiding Member declared the meeting closed.

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