



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
Committee Room, Lowood Road, Mount Barker WA 6324
8.30am Tuesday 28 January 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

8.30am 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

Staff

Mr R Stewart, Chief Executive Officer
Mr G Moore, Saleyards Manager
Mrs E Henderson, Assistant Saleyards Manager

3 CONFIRMATION OF MINUTES

Moved Cr L Handasyde, seconded Cr J Oldfield:

That the Minutes of the Ordinary meeting of the Saleyards Advisory Committee, held on 6 November 2019 as circulated, be taken as read and adopted as a correct record.

CARRIED

Moved Cr L Handasyde, seconded Cr J Oldfield:

That the Minutes of the Ordinary meeting of the Saleyards Advisory Committee, held on 12 November 2019 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 R Stewart 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 – JANUARY 2020****Receival Ramp #7 Concrete**

After much discussion between the Shire and Plantagenet Sheds and Steel, a solution was arrived at to score out the grid lines in the flooring that had worn away. This task has now been completed and the reports from the agents using this ramp and pens has been positive. They have indicated that there is still some slippage from the cattle but overall the results have been positive. Monitoring of any future wear will continue.

C – Pens

Funds have been made available to purchase some fence mounted water troughs to be installed in the C – Pens, which will increase the amount of lairage pens with water. These troughs have proved very difficult to source, but we have now been able to find the type we require and have placed an order for 12 troughs. The installation will be carried out by saleyards staff when they arrive.

Gate to Plate

The 2020 Gate to Plate challenge kicked off on Saturday, 11 January with all cattle at the yards. They were then inducted and penned for inspection. There was a couple of industry speakers, some acknowledgements and a BBQ lunch. The competition drew a record number of competitors this year and is really gaining momentum within the industry. All saleyards staff were in attendance to help out and make sure the day went smoothly.

Cattle Crush

After many hours researching and attending live demonstrations of cattle crushes, we have made a decision on the crush we would like to purchase. It is a Clipex brand pneumatic crush supplied locally out of Albany. We will be doing the installation ourselves, with only minor modifications needed to make the crush fit into our existing yard and race setup. We are hoping to get this installed after the busy double sales selling period.

TV Advertising

The GWN7 TV advertisement has been refreshed with some new footage, featuring all four agents. Some additional footage has been obtained of three testimonials, which can be used on the website and other promotional purposes. As part of the development of the new Shire of Plantagenet website, the Saleyards will have its own website.

Saleyards Tipper Truck

A need was identified for the saleyards to purchase a small tipper truck with a 3.5 to 4.0 tonne payload capacity. At its meeting held on 3 December 2019, the Council approved an allocation of \$23,000.00 to fund a tipper vehicle, subject to further information and justification to be assessed by the Saleyards Advisory Committee.

There has been some discussion with the Executive Manager Works and Services with regard to securing a 3.5 tonne tipper (T30) that is approaching replacement. The value has been externally assessed at \$16,500.00. A transfer of funds to the Plant Replacement Reserve would be effected if approved.

A number of key tasks exist that require a vehicle with tipping capabilities that are presently done with the saleyards light vehicle.

Carcass transport / removal

There have been occasions where Works and Services staff have had to remove abnormally large animals from the saleyards that have been destroyed and were too large to fit on the manager's utility.

Pen cleaning – dirt yards

This process is very unproductive using the manager's utility. We are only able to move 1 to 2 skid steer buckets at a time which results in only 1 to 2 pens being able to be cleaned in a day. A suitable tipper would make this process more productive. The outside dirt pens are not getting the attention they require because we can't move the manure out quick enough.

Carting gravel and dirt into yards

When we remove waste manure from the yards, we need to put some fill back in and we have a gravel pile on site that we can source material from. The tipper vehicle would be used for this.

Hay Transport

A tipper would be ideal for hay transport from point of purchase back to the saleyards. The manager's utility can only carry a small amount of hay ie 20 bales. We sometimes require three times that much on any given day and doing multiple trips is non-productive time. If this hay was to be delivered, that would also mean a cost increase as delivery costs would have to be passed on to the clients.

General

The justification for this vehicle revolves around self sufficiency and independence. We believe the saleyards needs to be able to carry out tasks when it suits our time frames, and without disruption to the Works and Services Department. There is also an ongoing risk to our environmental status and requirements.

We currently rely on Works and Services staff to undertake these tasks or we borrow their truck and do it ourselves. Having our own tipper would eliminate any issues with time, scheduling and inconvenience to both departments, which can arise when sharing equipment. The saleyards light vehicle is currently used for these tasks and in the manager's opinion presents some OH&S concerns from overloading or incorrect load positioning. This could result in a vehicle roll over or damage to the structural integrity of the vehicle and its tray body.

The saleyards should not be reliant on Works and Services to provide the necessary resources. We cannot always foresee issues and when they do arise, we often need to respond immediately, rather than when it fits with the Works and Services schedule. The movement of manure around the facility is a key area of concern and when the bunkers are full, we need to empty them as soon as possible.

Our manure removal contractors have no set agenda and we quite often have to cart manure to the tip or depot and this cannot be done safely or effectively with a light

vehicle. The tipper would be useful in instances when the pet meat contractor has multiple animals to remove.

It is likely that the tipper would be used 3–4 days per week and could do as much as 100km a day if carting hay or manure. We propose to house the tipper at the saleyards with a roof structure fitted between two sea containers and the vehicle parked under this structure. We are presently looking at sea containers for sale.

Further, when the manager requires his utility none of these processes and tasks can be carried out which usually results in jobs being postponed or cancelled therefore adding to risk of environmental non-compliance.

For information, a cost breakdown of the Shire's T30 tipper vehicle over the past three years is as follows:

Type	2016/2017	2017/2018	2018/2019	Recurring
Communications Equipment	\$922.02	\$91.82	\$0.00	No
Diesel	\$2,990.43	\$3,251.51	\$1,964.39	Yes
Oil & Grease	\$81.75	\$139.07	\$18.96	Yes
Insurance	\$255.36	\$166.97	\$177.74	Yes
Parts	\$383.07	\$40.00	\$411.69	Yes
Registration	\$325.82	\$332.54	\$342.36	Yes
Repairs	\$226.36	\$483.17	\$0.00	Yes
Service (Internal)	\$995.32	\$334.64	\$371.27	Yes
Tyres	\$260.00	\$1,080.00	\$690.00	Yes
	\$6,440.13	\$5,919.72	\$3,976.41	

The vehicle's odometer readings cannot be exactly matched to these financial years, however, it has done approximately 10,000km per year, which equates to 192km per week.

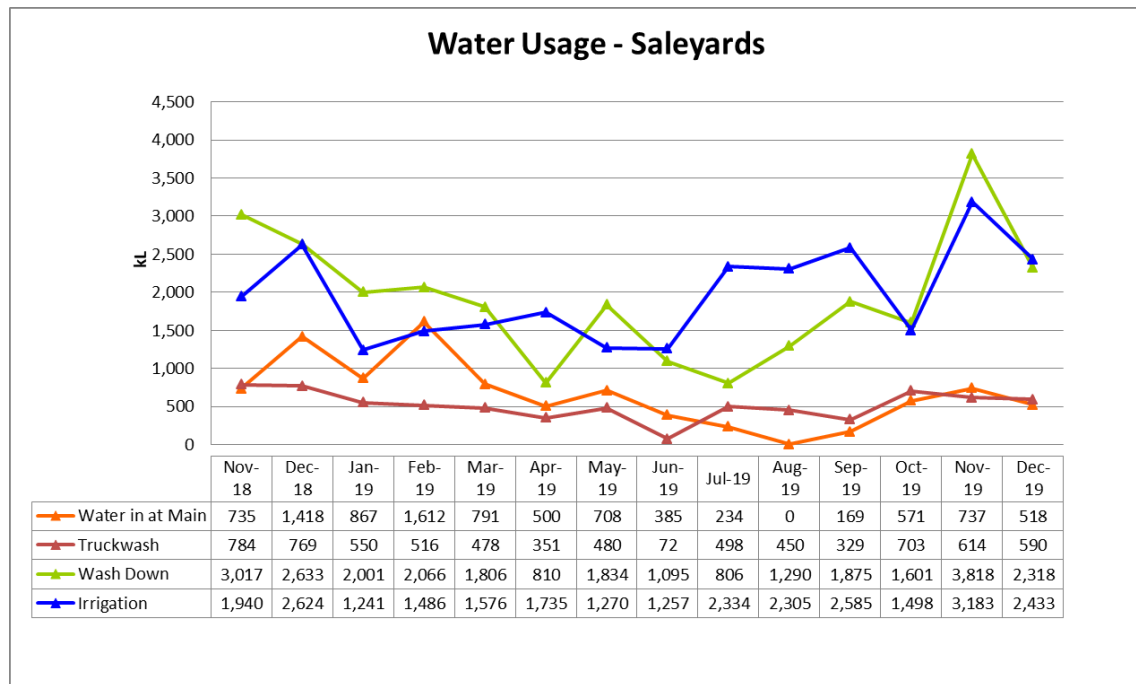
Assuming the saleyards does roughly an equivalent number of kilometres, future annual expenditure is therefore expected to average around \$5,130.00 per annum.

This cost can be offset by a reduction in expenditure on borrowing a Works and Services vehicle. The costs of Works and Services staff time and vehicle allocations charged to the saleyards for the work they have undertaken over the last three years are as follows:

2016/2017	2017/2018	2018/2019	Average
\$2,852.97	\$1,970.41	\$3,069.01	\$2,630.80

The additional average cost to the saleyards of this vehicle is therefore estimated at \$2,500.00 per annum.

The latest water usage graph is shown below.



VOTING REQUIREMENTS

Simple Majority

Matters Raised

Members raised the issue of hay bale sizes and whether bigger bales may be more efficient, especially if delivery could be included.

Truck Financials - Members considered that the financials were somewhat broad, especially as no depreciation was included. Could the table be amended for the next manager's report to include depreciation?

Manager's Ute - Members considered that should another Manager's ute be needed that it should be 2-wheel drive.

Gate to Plate – Committee members acknowledged the efforts by staff with regard to Gate to Plate.

Receival Ramp – Members considered that the receival ramp was still 'shiny and slippery'. Possibly it will get better as it wears.

8.45am G Moore and E Henderson entered the meeting.

Cr Moir asked whether the concrete was 'homogeneous' as required in the specifications. He further indicated that it was his opinion that we didn't get what we paid for.

Members also noted an amount of \$3,602.00 for receival ramp modifications and sought further explanation for this amount for the next meeting.

Further discussion revolved around a number of issues including:

Was the concrete 'overworked'?

Does the receival ramp work as it is? Is it an 'homogeneous mass'?

Are the new pens 'worse for slippage' than the others?

Have the grid lines been increased in depth?

Members indicated that the welfare of animals is paramount.

The Saleyards Manager was asked to report back on abnormal wear and animal slippage.

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved L Handasyde, seconded J Oldfield:

That:

- 1. The report of the Saleyards Manager, relating to current activities at the Mount Barker Regional Saleyards, be received; and**
- 2. The intention of the CEO to purchase a 3.5 tonne tipper for use at the saleyards be endorsed.**

CARRIED

5.2 SALEYARDS FINANCIAL REPORT – 31 DECEMBER 2019

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

PURPOSE

The purpose of this report is to review the financial position of the Mount Barker Regional Saleyards for the period ending 31 December 2019.

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 December 2019 position of operating and capital budget items is attached for information. Overall operating expenditure is \$384,502.00, which is \$205,074.00 below the YTD budget. This amount is largely due to lower depreciation, as a result of ongoing reviews being undertaken. Nevertheless, the cash total is currently \$72,864.00 below the YTD budget.

Capital budget items for the diesel motor (irrigation pump) and second hand skid steer loader have been carried out.

Operating income is \$378,907.00, which is \$90,218.00 above YTD budget, mainly due to higher than projected income on weigh and pen fees.

VOTING REQUIREMENTS

Simple Majority

Matters Raised

Members queried the direction of the proposed works regarding a generator cover and covered lunch area.

The Committee noted the intention of the CEO to place a moratorium on the works for the covered lunch area until the next meeting.

The Committee requested an overall plan and costings for the works.

The Committee also requested a review of the long term financial plan for the next meeting.

Entry onto Albany Highway – Members asked whether there was a need for a slip lane for trucks turning north onto Albany Highway.

5G Network – Members sought further information regarding how the 5G network may affect live sales. Would it be possible to get a Telstra representative to a future meeting of the Committee?

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr M O'Dea, seconded Cr J Oldfield:

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 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.

7 NEXT MEETING

To be advised.

8 MEETING CLOSURE

9.35am The Presiding Member declared the meeting closed.

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