



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
11.00am Tuesday 28 March 2023.

John Fathers
ACTING CHIEF EXECUTIVE OFFICER

Committee Members

Cr J Oldfield, Cr B Bell, Cr L Handasyde and Cr M O'Dea - 178/21

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Membership

Cr L Handasyde (Presiding Member)

Cr J Oldfield

Cr B Bell

Cr M O'Dea

Cr A Fraser (Deputy for any member)

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

11.00am The Presiding Member declared the meeting open.

2 RECORD OF ATTENDANCE / APOLOGIESMembers Present

Cr L Handasyde – Presiding Member

Cr B Bell

Cr M O’Dea

Cr J Oldfield (From 11.46am)

Cr A Fraser (Deputy until 11.46am)

Staff

Mr J Fathers, Deputy Chief Executive Officer

Mr G Moore, Saleyards Manager

3 CONFIRMATION OF MINUTES

Moved Cr B Bell, seconded Cr M O’Dea :

That the Minutes of the Ordinary meeting of the Saleyards Advisory Committee, held on 20 December 2022 as circulated, be taken as read and adopted as a correct record.

CARRIED

4 DISCLOSURE OF INTEREST

Nil

5 REPORTS OF COMMITTEE MEMBERS AND OFFICERS

5.1 MANAGER'S REPORT – JANUARY TO MARCH 2023

Light Tower

One of the light towers near loading ramps started to lean and has been found to be degraded below ground level (See photo below). A quote was obtained originally to have it replaced. Some consideration has been given to affixing a new base to the current tower, but the preference is to have only one contractor be responsible for the work.

The original quote is now invalid. More earthwork/excavation is required to determine if a drain is leaking or moisture is from ground water or leakage under concrete. More concrete required as new tower will have to be ground base mounted.

Ablution Block Paving

Quotes have received to brick pave and as an alternative, quotes are being sought to concrete.

Internal sealing and flooring for the canteen still to go in. Steve has been onsite to inspect crib room wall sealing and Mark has indicated that his staff will complete the wall seal in due course. Appropriate floor coverings will be sourced once the walls have been completed.

Saleyards Annual Barbeque

Some consideration has been given to when to hold an event. The canteen operator has advised that she does not wish to be involved. The timing of an event to attract the appropriate stakeholders has caused a bit of a quandry, due to the change of sale times.

We are open to suggestions from the committee as to what they want and when is a suitable time that would capture the majority of stakeholders. An option is to postpone for now with the intention of having it the first double sale of the season, as the agents will be at the saleyards doing receivals until early evening.

Saleyard Throughput Comparison

Saleyard throughput for pen and ramp allocation has now been done.

- Nutrien have remained as 2022
- Westcoast have increased by 2%
- Elders have decreased by 2%

Nutrien	32,154 head	58%
Westcoast	6,648 head	12%
Elders	16,511 head	30%

For information, one agent has not been able to yard cattle on several occasions since giving us a commitment to yard each week. This is happening when they are 3rd or 2nd sale.

Dam Cleanout

The ground water dam cleanout has been done and there will be a significant saving there as the job only took around 20 hrs as opposed to the 40 hrs that were quoted. Having seen how much silt came out of the dam I would suggest that the dam capacity has been significantly increased.

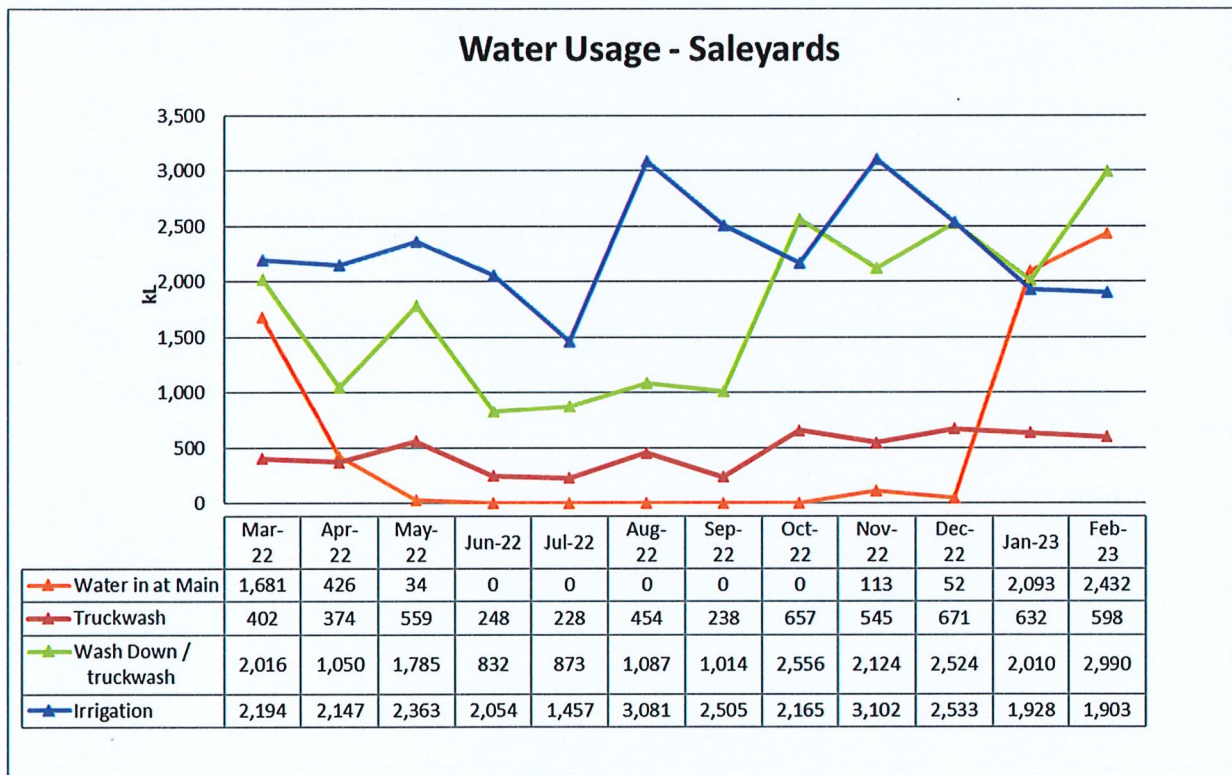
Annual Meetings with Agents

It is suggested that a suitable meeting date in June be chosen as the DCEO will be away in May and Saleyards Manager will be on leave from 16 April to 18 May.

Cattle Mortality Statistics

2016/2017	45
2017/2018	62
2018/2019	41
2019/2020	48
2020/2021	29
2021/2022	25
2022/2023 (to date)	21

The latest water usage graph is shown below:





VOTING REQUIREMENTS

Simple Majority

During discussion, members agreed that the start of double sales would be a good time for a BBQ or similar function. Staff were asked to select a date. It was suggested that if any politicians are in the area for openings of infrastructure, they could be invited to tour the saleyards facility.

It was further noted that agents meetings in June would cover such matters as the drop-off in cattle throughput; are the current trends a sign of things to come; ratepayers cannot be expected to fund possible operating losses; should advertising be reignited?

It was further requested that members have a tour of the facility when operations are ongoing, possibly a sale day.

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr M O'Dea, seconded Cr B Bell:

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 – 28 FEBRUARY 2023

File No: CA/126/1
Responsible Officer: John Fathers
Acting Chief Executive Officer
Author: John Fathers
Acting Chief Executive Officer
Proposed Meeting Date: 28 March 2023

PURPOSE

The purpose of this report is to review the financial position of the Mount Barker Regional Saleyards for the period ending 28 February 2023.

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 28 February 2023 position of operating and capital budget items is attached for information.

Overall operating expenditure is \$546,158.00. This is \$82,649.00 below the YTD budget.

There has been expenditure totalling \$231,717.00 on capital budget items to date, being the outloading bugle ramp (\$18k), canteen / ablution block (\$156K), soft floor mats (\$36k) and new pens (\$21k).

Operating income is \$481,520.00, which is \$64,650.00 below YTD budget, mainly attributable to saleyards fees, which are \$50,279.00 are below YTD budget.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr M O'Dea, 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

SALEYARDS – 2022 ANNUAL ENVIRONMENTAL REPORT

File Ref:	CA/126/1
Attachment	2022 Annual Environmental Report (Separate attachment)
	John Fathers Acting Chief Executive Officer
Author:	John Fathers Acting Chief Executive Officer
Proposed Meeting Date:	28 March 2023

PURPOSE

The purpose of this report is to present the 2022 annual environmental report for the Saleyards, as prepared by the Shire and West Coast Analytical Services.

STATUTORY ENVIRONMENT

The Annual Environmental Report has been prepared to satisfy conditions of the Licence Number L7407/1998/9. The reporting requirements as specified in the licence are: contained in Conditions 18-20, as follows:

'18. *The licensee shall, using the data collected in accordance with conditions 12 and 14, determine the contaminant loads discharged over the irrigation area for the parameters stated in Column 1 of Table 3 at the frequency stated in Column 2 of Table 3 and in the corresponding units stated in Column 3 of Table 3'.*

Table 3: Calculation of Contaminant Load

Column 1	Column 2	Column 3
Parameters	Calculation frequency	Units
(i) Total Nitrogen; (ii) Total Phosphorus; (iii) Biochemical Oxygen Demand; (iv) Total Dissolved Solids; and (v) Total Suspended Solids.	Monthly and Annual Loads	Kilograms per day
(i) Total Nitrogen; (ii) Total Phosphorus; and (iii) Biochemical Oxygen Demand.	Annual Load	Kilograms per hectare per year

19. *The Licence Holder shall provide the CEO, by 1 March each year, an Annual Environmental Report containing data collected for 1 January in the previous year to 31 December of that year. The report shall contain, but not necessarily be limited to:*
- the total number of animals held on site on a monthly basis;*
 - monitoring data or other collected data required by any condition of this licence (data should be provided in tabular and in graphical format);*
 - an assessment of the data collected against all limits set in this licence;*
 - an explanation of the data in comparison with past data collected over the previous three years, and known applicable guidelines and standards;*

- (e) *a discussion of the operation of the project, compliance with conditions, and environmental performance to date;*
 - (f) *any issues raised from inspections or incident responses during the reporting period together with details as to how these have been addressed or, if the required work has yet to be completed, how and when they will be completed; and*
 - (g) *any changes to site boundaries, location of groundwater monitoring bores, surface drainage channels and on-site or off-site impacts or pollution.*
20. *The Licence Holder shall by 1 March in each year, provide to the CEO an Annual Audit Compliance Report indicating the extent to which the Licence Holder has complied with the conditions of this Licence, during the period beginning 1 January the previous year and ending on 31 December in that year.'*

FINANCIAL IMPLICATIONS

There are no financial implications for this report.

POLICY IMPLICATIONS

There are no policy implications for this report.

STRATEGIC IMPLICATIONS

There are no strategic implications for this report.

OFFICER COMMENT

The Executive Summary of the report includes the following comments:

Water Discharge

In 2022 a total of 28,815kl of water was discharged via the licensed irrigation system. Total volume discharge was approximately 9% lower than in 2021 where 31,660 was discharged.

BOD surface water analytical results for 2022 were variable in SW1, SW2 and SW3 with overall moderate rises in SW1 whilst levels declined in ponds SW2 and SW3. The respective overall BOD average 2022 levels in SW1, SW2, SW3 were 95 mgs/l, 13.2 mgs/l, and 9.9 mgs/l whilst in 2021 the levels were 65mgs/l, 35.5 mgs/l and 14.7 mg/l respectively.

Total Nitrogen levels in 2022 were variable with the overall levels in SW1 at 60 mg/l whereas the respective levels in 2020-2021 were 47 mg/l and 72 mg/l suggestive of a mild declining trend since then. The overall levels in SW2 also reflected a declining trend with the 2022 overall level in SW2 at 5.1 mg/l whereas the respective 2020-2021 levels were at 6.1mg/l and 2.9 mg/l.

Total Phosphorous levels in SW1 declined mildly in 2022 to an overall level of 7.31 mg/l whilst in 2021 the overall level was 7.71 mg/l. In 2020 the level was 13.4 mg/l in SW2, whilst a mild overall rise occurred in SW3.

The pH levels showed stabilising trends in all ponds with the overall levels typical and unremarkable in SW1 and SW3 (within Wetlands Criteria) whilst the levels in SW2 whilst not remarkable declined minimally.

Ec and TDS (Total Dissolved Solids) levels declined in all ponds with the largest proportionate decline seen in SW2 with trends in all levels reflecting improved water quality.

Total Suspended Solids levels were variable again in 2022 with marginally higher levels seen in SW1 whilst the respective levels in SW2 rose moderately with SW3 levels declining also moderately.

Monitoring Bores

Overall water quality across all MBs was variable again in 2022 when compared to 2019-2021 results.

The unusually low 2021 December pH in MB4 (4.8) 2021 has been previously reported on however in 2022, pH levels for all MBs were not remarkable with a typical range evident (5.6 to 7.0) compared to 2021 ranges (4.8-6.2).

Conductivity levels rose moderately with reference to 2021 levels as did TDS levels in correlation with conductivity results.

TSS levels were also variable with rises and higher overall levels seen in MBs 2, 3, 4 and 5 with lower levels and declines seen in MBs 1 and 6.

Overall Total Nitrogen levels for MBs 1, 4, 5, and 6 in 2022 rose markedly in reference to 2021 levels whilst the levels were typical and unremarkable in MBs 2, 3 and 7.

Total Phosphorous levels overall in 2022 were variable but generally minimal, with minimal rises and declines detected in most bore concentrations, whilst levels in (MB2, MB4) relatively unchanged with all bores within STV.

Irrigation loadings for 2022 are shown in the table below.

Waste Water Discharge	Actual Loadings discharged to irrigation
Nitrogen	185.84 kg/ha/yr
Phosphorous	21.29 kg/ha/yr
BOD	0.86 kg/ha/day

Three breaches in licence conditions were reported:

The loading rate limit for Nitrogen is 180 kg/ha/yr, whereas the actual loading rate was 185.84 kg /ha/yr. The loading rate limit for Phosphorous is 20 kg/ha/yr, whereas the actual loading rate was 21.29 kg /ha/yr. To main factors have contributed to the breaches:

A high TN result in SW1 was seen in December at 88.2 mg/l. While typically higher levels are seen in December, this result was significantly above the average of the last five years, noting that all SW ponds were within STV Total Nitrogen limits. This is considered to be a minor non-compliance, being 3% over the limit.

Further, a high TP result in SW1 was seen in June at 15.1 mg/l. While typically higher levels are seen in June, this result was significantly above the average of the last five years. This is considered to be a relatively minor non-compliance, being 6% over the limit. Also, it should be noted that the average TP levels, while subject to some variation, actually have not changed markedly over the last 10 years. The years where there has been non-compliance have been years of high irrigation volumes, due largely to rainfall factors.

These results were mildly exacerbated by above average irrigation volumes in 2022. A total of 28,815kl of water was discharged via the licensed irrigation system. Total

volume discharge was approximately 10% higher than the average of the previous five years (25,823kl).

Where possible, irrigation is minimised, although we still need to keep SW1 pond levels below the licence requirement. The system is running with one fully clean pond running to the irrigation pond, however we have one pond full of sludge which we have not been able to clean out again this year.

Note that the Shire and UWA have collaborated on developing on solutions and improvements to the waste water treatment system and the Shire is continuing to test and consider the recommendations.

Some weeds and grasses emerged on the pond banks. The spraying program has been largely successful, however, has not completely prevented all emergent weed and grass growth.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION / COMMITTEE DECISION

Moved Cr B Bell, seconded Cr M O'Dea:

That the 2022 Annual Environmental Report for the Mount Barker Regional Saleyards, be noted.

CARRIED

6 GENERAL BUSINESS

6.1 2023/2024 BUDGET AND FEES

The usual information is provided, with options at 5% and 7% increases, in line with the data provided for other fees & charges. The avdata charge is recommended to increase by around 11% to take into account the water charges and staff maintenance costs.

The main budget items under consideration at the moment are:

- Irrigator - The waste water irrigator is at the end of its useful life - \$15,000.00
- Hay feeders - Mobile hay feeders for W pens (west side). These will reduce feed waste and increase consumption (animal welfare) - \$3,750
- Bitumen repairs - Continuation of repairs and maintenance to traffic areas (near truck wash) - \$15,000
- Cover for Sea Container - To protect the Saleyards light truck which is parked between sea containers \$6,300
- Vehicle – Replacement for Holden Colorado Dual Cab Ute (2018 and >80,000km) – Gross value \$50,000; Net value \$37,500
- We would like to consider an additional casual staff member (3 days per week for up to 6 months) next year. This person would help with installing soft floor mats, installing water troughs, and other projects such as development of methods to test solutions for environmental issues; ie: testing larger scale weeping wall model. Given the current situation regarding YTD salaries, this should be able to be covered within a similar allocation to this year.
- An allowance will be included (\$3,000) in the upcoming budget for washdown tank panel replacement. The second quote was for same tank roof replacement (\$6,235) which we don't believe is necessary as it only has a couple of small rust marks and we can't find anything wrong structurally that would suggest we need to replace the whole roof.

The Consumer Price Index (All Groups Perth) has increased by 8.3% from December 2021 to December 2022.

WALGA's economic briefing states that *'The LGCI increased by 6.4 per cent in 2021-22, the highest increase since the index began in 2001-02. While the Index is expected to remain above average in 2022-23 (4.1% growth), it will slow from the current record high levels as construction costs start to ease.'*

Recent throughput, CPI and fee increases are shown below:

Year	Throughput	CPI	Fee Increase
2013/14	69,010	2.5% (2012/13)	4%
2014/15	69,661	3.3% (2013/14)	3%
2015/16	62,657	1.2% (2014/15)	3%
2016/17	65,039	0.5% (2015/16)	2%
2017/18	67,711	0.7% (2016/17)	2%
2018/19	68,230	1.3% (2017/18)	1%
2019/20	75,943	1.6% (2018/19)	2%
2020/21	71,817	0.1% (2019/20)	2%
2021/22	62,238	7.4% (2021/22)	7%
2022/23	to February 2023	8.3% (2022/23)	

Overall, each 1% fee increase would result in approximately \$7,000.00 more in income. Guidance is sought on appropriate fee movements, given continued strong pricing and recent fee increases. Last year, the main cattle weighing and penning fees increased by around 7% due to staffing cost increases. Most of the fees have increased by either 1% or 2% over the last few years.

During discussion, members requested indicative year end and projection figures to be provided, based on an overall fee increase of 4-5%, with a final recommendation to be made at the next meeting. Members considered the capital proposals to be appropriate for recommendation to the Council.

Cr J Oldfield entered the meeting at 11.46am.

7 NEXT MEETING

TBA.

8 MEETING CLOSURE

12.02pm The Presiding Member declared the meeting closed.

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