

Emerald Saleyards Committee Meeting Minutes

18 February 2020

Meeting chaired by: Cr Christine Rolfe

Present: Cr Gail Nixon, Cr Megan Daniels, Tim Maguire, Andrew Gissel, Michelle Webster, Ian Burnett (1.07pm), Warren Holzwart (1.07pm).

Apologies: Steve Oppermann, Terry Ray.

Minute Taker: Aimee Carson

Item	Topic	Discussion Summary	Action
		Meeting Commenced 1.00pm. Cr Rolfe welcomed all members to the last meeting of the current council term.	
1	Confirmation of Minutes from Previous Meeting	The minutes of the previous Emerald Saleyards Coordination Committee held on 16 December 2019 were confirmed.	
2	Business and Action Arising from Previous Minutes	Cr Daniels asked a question in relation to the discussion that was held regarding an issue with deceased beasts. Tim Maguire advised that there have been some alterations made to the ute improving transportation of deceased beasts.	

3	Conflict of Interest of Material Personal Interest	There was no conflict of interest reported.	
4	Workplace Health and Safety	<p>Tim Maguire advised the committee that:</p> <ul style="list-style-type: none"> • No incidents to report. • A matter raised with the saleyards WHS representative regarding the new double decker dump ramp catwalks. The catwalk has the platform and two conforming rails to the back, which they advised they were unable to close the gates on the truck. • Have followed up the design and was advised it has been built and designed to the Australian Standards. • There have been significant movements and usage of the dump ramp with different truck combinations since installation and have only received one comment. • No further action has been taken in relation to this matter due to the catwalks being designed and installed as per the Australian Standards. • Awaiting a comment from Proway to distribute to transporters. 	
5	Financial Update	<p>Andrew Gissel provided the financial update as follows:</p> <ul style="list-style-type: none"> • Net earnings surplus for the year of \$130K which is \$252K ahead of budget (\$122K deficit). • Operating revenue (\$1.01M) is \$379K or 60% ahead of a conservative budget (\$631K) with all major revenue lines contributing to the better than expected result. Feed sales is exceeding all expectations, up by \$286K or over 300% on budget. In the 2018 calendar year, we dipped 15,908 head. In the 2019 calendar year, we dipped 53,138 (up 234%). • Operating expenses (\$704K) are \$127K or 22% ahead of budget (\$577K) with the overspend reflective of the increase in activity. • Cattle numbers for January (5,224 head) were down by 3,155 head or 37.7% on the same period last year (8,379 head) with the last sale of the month being cancelled, and down by 391 head or 7.0% on phased (BR1) budget (5,615 head). YTD cattle numbers (61,552 head) are down by 5,976 head or 8.8% on the same period last year (67,528 head), but up by 8,468 head or 16.0% on phased (BR1) budget (53,084 head). 	

		<ul style="list-style-type: none"> Capital expenditure is at 36% of budget (\$2.3M) spent or committed. Some delays are being experienced with the Development Application for the Spelling Yards project, which may put at risk completion by June 2020. 													
6	Proposed 2020/2021 Fees and Charges	<p>Tim Maguire discussed the proposed 2020/2021 fees and charges with the committee noting:</p> <ul style="list-style-type: none"> The fees and charges were reviewed, and comparison to other saleyard facilities completed. It is proposed that fees and charges will see an inflation increase only and with this increase all fees and charges will remain competitive and/or in line with the other yards. Fees that are incurred due to the utilisation of council staff will have an increase reflective of the EBA increase. <p>Michelle Webster advised the committee that the information being presented is for engagement with stakeholders. The committee is an advisory body only and Council will make the decision regarding saleyards fees and charges.</p>													
7	Proposed Capital Projects Discussion	<p>Tim Maguire advised the committee:</p> <ul style="list-style-type: none"> As per previous years, engagement with stakeholders has occurred to assist in prioritising potential capital works projects. The list is as follows: <table border="1"> <thead> <tr> <th></th> <th>Project</th> <th>Comments</th> <th>COST ex GST</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>NLIS Lot ID Scanners for Full Deck Weighbridge</td> <td>Efficiencies will be gained in providing scalehouse operator lot identification.</td> <td>\$40,000</td> </tr> <tr> <td>2</td> <td>Elevated Hay Feeding Bins to Existing Yards</td> <td>The increase of hay feeding activity has led to significant build-up of manure and compost material requiring removal from spelling pens.</td> <td>\$162,500</td> </tr> </tbody> </table>		Project	Comments	COST ex GST	1	NLIS Lot ID Scanners for Full Deck Weighbridge	Efficiencies will be gained in providing scalehouse operator lot identification.	\$40,000	2	Elevated Hay Feeding Bins to Existing Yards	The increase of hay feeding activity has led to significant build-up of manure and compost material requiring removal from spelling pens.	\$162,500	
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			3	Re-concrete 2 x Draft Pens at Klan Draft (17.5m x 5m)	30 + years of livestock traffic has worn this surface requiring concrete re-sheet.	\$15,000	
			4	Front Fence and Grid Entrance	Securing saleyard facility for bio-security and livestock containment.	Yet to be estimated	
			5	Roof Over Draining Pen at Dip	Continued wet weather loss of chemical treatment to dipped cattle.	\$30,000	
			6	Reseal Front Carpark and Turn-around Area	Significant vehicle movements has caused deterioration of the surface.	Yet to be estimated	
			7	Roof Over Selling Pens	Would require grant funding.	Yet to be estimated	
			8	Total Key and Lock System to Yards and Gates	This project could be incorporated with item four with a lockable entrance.	\$6,000	
			9	Security Camera System		Yet to be estimated	
			10	Water Harvesting off Saleyard Roof Areas	19/20 Seed funding has allowed George Borne & Associates to produce feasibility report.	\$178,739	
			11	Renew Old Scale Platform (Half Deck Platform)	Mettler Toledo inspection in January 2020 has recommended replacement due to major deterioration.	\$120,000	

		<ul style="list-style-type: none"> • Item 1 to 9 were discussed and agreed to their priorities during the stakeholder engagement. • Item 10 and 11 were not part of the stakeholder discussion. • Number 1 was identified as a priority as the set up on the half deck weighbridge is working very well and would like to have the same functionality for the full deck. • Number 2 – ongoing problem in the yards, the increase of throughput cattle has highlighted this issue. It has cost close to \$15,000 in contractor fees to clean up pen areas. • Number 3 –livestock traffic has worn the surface and will require a full resheet. • Number 4 – 2019/2020 capex has been provided to develop project scope. • Number 5 – this will ensure the integrity of the chemical treatment when dipping cattle during wet weather. • Number 11 – the half deck weighbridge was installed in 1978-1979, there is some fracturing to the deck. Mettler Toledo inspected the underneath and suggested the platform is at the end of its life. It would be renewed with a beam structure similar to the full deck. <p>Michelle Webster advised the committee that the information being presented is for engagement with stakeholders. The committee is an advisory body only and Council will make decisions regarding capital projects.</p> <p>Michelle Webster added that in relation to State and Federal funding it might be worthwhile having a conversation to ascertain if the project savings could be used to fund additional improvements.</p> <p>Tim Maguire confirmed that there had been \$170K worth of savings, for the projects, would be hesitant to commit the funds elsewhere until the spelling yards project is complete.</p>	
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8	Saleyards Manager Update	<p>Tim Maguire advised the committee that:</p> <p>Operational Matters</p> <ul style="list-style-type: none"> • No additional matters. <p>Capital Work Projects</p> <p><i>Hay Shed</i></p> <ul style="list-style-type: none"> • Completed, awaiting lighting <p><i>Service pits</i></p> <ul style="list-style-type: none"> • Two pits to be completed. <p><i>Additional Double Decker Dump Ramp</i></p> <ul style="list-style-type: none"> • Installed and operational. • Northern catwalk due for delivery 24 February. <p><i>Light Pole Replacement</i></p> <ul style="list-style-type: none"> • Four old timber poles still standing. • Electrical networking items have been removed. • Poles need to be removed. <p><i>Spelling Yards</i></p> <ul style="list-style-type: none"> • Awaiting development application decision. <p><i>Catwalk for top of double decker ramp</i></p> <ul style="list-style-type: none"> • Completed. <p><i>Western side Selling Pens, Change fixed panels to gates</i></p> <ul style="list-style-type: none"> • Completed. <p>Cr Rolfe asked about trucks lining up for the dump ramp.</p> <p>Tim Maguire advised there has been no issues. It will be tested tomorrow with 4,000 head expected. The dump ramp is working very well. A saleyards staff member advised that there were two trucks utilising it at the same time, one was loading, one was unloading.</p>	
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		Both doors dropped at the same time and the one loading was completed before the other had finished unloading.	
8	General Business	<p><i>Biosecurity Standstill Event</i></p> <p>Tim Maguire advised that:</p> <ul style="list-style-type: none"> • It was good and productive day. • Animal Health Australia, Biosecurity Queensland, three member agents attended the event. • It would have been great to see more agents in attendance as the biosecurity plan is a document for all users of the saleyards. • There were some very good discussions. • Saleyards staff will be able to finalise the document. • The mock foot in mouth scenario was a good exercise for all to work through. <p>Warren Holzwart said he was glad to attend. It was interesting to think what would happen if this sort of scenario hit when the saleyards were full over Christmas as opposed to now. These activities need to continue to all parts of the industry.</p> <p>Tim Maguire advised that Roma, Gracemere and Dalby saleyards have all completed the biosecurity activity. Once the saleyards have been completed, Animal Health Australia and Biosecurity Queensland will then focus on other parts of the industry.</p> <p>Warren Holzwart would like to say on behalf of the Emerald Livestock Selling Agents (ELSA) the significant shift with how the saleyards are presented, the money that has been spent on improving the site and the change in attitude and professionalism is remarkable. One of my buyers has said to him this week that the facilities are outstanding.</p> <p>Tim Maguire mentioned that members of ELSA have completed a lot of mentoring of staff.</p> <p>Cr Nixon thanked Tim Maguire for his dedication to the upgrading of the facilities and the change of focus of saleyards staff since his appointment as the manager.</p> <p>Cr Daniels thanked Cr Rolfe for her commitment as the chair of the committee.</p>	
		Meeting Closed at 2.05pm	