

Laidley Saleyards Working Group Meeting Minutes



GROUP NAME:	Laidley Saleyards Working Group		
CHAIRPERSON:	Ian Church	MINUTES:	Sara Rozynski
TIME OF MEETING:	4 pm to 5 pm		
DATE OF MEETING:	8 October 2024		
LOCATION OF MEETING:	Stubbersfield Room A and B, Gatton Administration Building		

ATTENDANCE

PRESENT			
Mayor Tanya Milligan – departed 4.48pm	Ian Church, Chief Executive Officer	Neil Natalier, Natalier Farms	Sarrah Free, EnviroAg - Observer
Cr. Christopher Wilson	John Keen, Group Manager Infrastructure	Ben Drynan, Agforce	Simon Lott, EnviroAg
Cr. Anthony Wilson	Nicholas Jenkins, Manager Facilities	David Stariha, Stariha Auctions	
Cr. David Neuendorf	Jeff Ticehurst, Chief Financial Officer	Neil Williamson, Coordinator Engagement and Communications - Observer	

APOLOGIES			
Chris Natalier			

AGENDA ITEMS

ITEM	DESCRIPTION	DISCUSSION/ACTIONS	RESPONSIBLE OFFICER
1.	Introduction and Apologies (Ian Church)	<p>Discussion:</p> <ul style="list-style-type: none"> • Ian advised that he would be chairing this and future meetings of the Working Group. In addition, Council will consult with Members prior to the preparation of each agenda, for items to be included. • Each member introduced themselves including a brief background. • The Mayor advised that she is an ex-officio member of the Working Group and will attend meetings when available. • Noted Chris Natalier’s apology. <p>Action Item:</p> <ol style="list-style-type: none"> 1. Ian to chair meetings and seek input from Members prior to the completion of each agenda. 	Ian
2.	Adoption of Working Group Charter (Ian Church)	<p>Discussion:</p> <ul style="list-style-type: none"> • A draft <i>Laidley Saleyards Working Group Charter</i> was tabled for discussion. • The Charter notes that the Laidley Saleyards Working Group is a formal Advisory Committee, appointed by Council to utilise industry and skills-based expertise in considering the future operations of the Saleyards. • The Charter also outlines: <ul style="list-style-type: none"> ○ The objective of the Group ○ Responsibilities ○ Membership ○ Meeting structure ○ Minimum agenda items ○ Minutes and actions ○ Authority ○ Ground rules for operating effectively • The Chair noted that membership of the Group is not yet finalised. Three cattle producers are yet to be appointed via an Expressions of Interest process. <p>Action Items:</p> <ol style="list-style-type: none"> 1. Members agreed to adopt the Charter. 2. Ian to implement the Charter. 	Ian

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3.	<p>Risk Register</p> <ul style="list-style-type: none"> • High level list of risks in priority order with proposed treatments. • Risks relate to WHS and Environmental Compliance. <i>(Simon Lott)</i> 	<p>Discussion: Simon from EnviroAg presented a <i>Risk Assessment Table</i> for discussion.</p> <ul style="list-style-type: none"> • The table identifies individual risks, the potential outcome should the risk be realised and the consequence. • The table further identifies a proposed treatment to be applied to each risk and the reduction in the risk (residual risk) after the treatment is applied. • The risks and treatments are categorised into Environmental and Workplace Health and Safety compliance, as well as Social License. • Discussion was held regarding some of the higher-level risks, their consequences and the relevant treatment to be applied. • Members agreed that this document is key to determining how the Saleyards can achieve compliance. <p>Action Items:</p> <ol style="list-style-type: none"> 1. John, Nick and David will work with EnviroAg to: <ul style="list-style-type: none"> • Scope, design and cost treatments for high priority risks. • Look for cost efficient alternative treatments where possible. • Search for funding opportunities to implement treatments. • Identify any further risks. • Determine what is “reasonably practical” to do and the level of investment required to achieve compliance. 	John/Nick/Enviro Ag/David

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4.	Current Financial Situation (<i>Jeff Ticehurst</i>)	<p>Discussion: Revenue received by Council from the Saleyards was presented to members for information purposes.</p> <table border="1" data-bbox="869 376 1868 842"> <thead> <tr> <th colspan="4" data-bbox="882 379 1854 411">Year-To-Date (2023/24 Financial Year)</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="882 419 1854 448">Total revenue excluding GST was \$127,379.</td> </tr> <tr> <td colspan="4" data-bbox="882 456 1854 485">The components of the revenue (including GST) were as follows:</td> </tr> <tr> <th colspan="2" data-bbox="882 493 1379 525">Sale Totals (\$)</th> <th colspan="2" data-bbox="1379 493 1854 525">Sale Totals (#)</th> </tr> <tr> <td data-bbox="882 533 1207 564">Cattle Sales</td> <td data-bbox="1207 533 1379 564">\$65,366</td> <td data-bbox="1379 533 1715 564">Head Cattle</td> <td data-bbox="1715 533 1854 564">9,338</td> </tr> <tr> <td data-bbox="882 572 1207 604">Calf Sales</td> <td data-bbox="1207 572 1379 604">\$3,568</td> <td data-bbox="1379 572 1715 604">Head Calves</td> <td data-bbox="1715 572 1854 604">892</td> </tr> <tr> <td data-bbox="882 612 1207 644">Dipping Fees</td> <td data-bbox="1207 612 1379 644">\$13,749</td> <td data-bbox="1379 612 1715 644">Head Dipping</td> <td data-bbox="1715 612 1854 644">4,583</td> </tr> <tr> <td data-bbox="882 652 1207 684">Infrastructure Levy Fees</td> <td data-bbox="1207 652 1379 684">\$3,067</td> <td data-bbox="1379 652 1715 684">Head Clearing Cattle</td> <td data-bbox="1715 652 1854 684">4,413</td> </tr> <tr> <td data-bbox="882 692 1207 724">Clearing Cattle</td> <td data-bbox="1207 692 1379 724">\$30,891</td> <td data-bbox="1379 692 1715 724">Head Additionally Dipped</td> <td data-bbox="1715 692 1854 724">1,442</td> </tr> <tr> <td data-bbox="882 732 1207 764">Agent Fees</td> <td data-bbox="1207 732 1379 764">\$18,000</td> <td data-bbox="1379 732 1715 764"></td> <td data-bbox="1715 732 1854 764"></td> </tr> <tr> <td data-bbox="882 772 1207 804">Annual Sale Yards Permit</td> <td data-bbox="1207 772 1379 804">\$1,150</td> <td data-bbox="1379 772 1715 804"></td> <td data-bbox="1715 772 1854 804"></td> </tr> <tr> <td data-bbox="882 812 1207 844">Additional Dipping</td> <td data-bbox="1207 812 1379 844">\$4,326</td> <td data-bbox="1379 812 1715 844"></td> <td data-bbox="1715 812 1854 844"></td> </tr> </tbody> </table> <table border="1" data-bbox="869 884 1868 1350"> <thead> <tr> <th colspan="4" data-bbox="882 887 1854 919">Year-To-Date (2024/25 Financial Year)</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="882 927 1854 956">Total revenue excluding GST was \$45,147.</td> </tr> <tr> <td colspan="4" data-bbox="882 963 1854 992">The components of revenue (including GST) were as follows:</td> </tr> <tr> <th colspan="2" data-bbox="882 1000 1379 1032">Sale Totals (\$)</th> <th colspan="2" data-bbox="1379 1000 1854 1032">Sale Totals (#)</th> </tr> <tr> <td data-bbox="882 1040 1207 1072">Cattle Sales</td> <td data-bbox="1207 1040 1379 1072">\$23,879</td> <td data-bbox="1379 1040 1715 1072">Head Of Cattle</td> <td data-bbox="1715 1040 1854 1072">3,314</td> </tr> <tr> <td data-bbox="882 1080 1207 1112">Calf Sales</td> <td data-bbox="1207 1080 1379 1112">\$583</td> <td data-bbox="1379 1080 1715 1112">Head Calves</td> <td data-bbox="1715 1080 1854 1112">135</td> </tr> <tr> <td data-bbox="882 1120 1207 1152">Dipping Fees</td> <td data-bbox="1207 1120 1379 1152">\$5,598</td> <td data-bbox="1379 1120 1715 1152">Head Dipping</td> <td data-bbox="1715 1120 1854 1152">1,866</td> </tr> <tr> <td data-bbox="882 1160 1207 1192">Infrastructure Levy Fees</td> <td data-bbox="1207 1160 1379 1192">\$1,324</td> <td data-bbox="1379 1160 1715 1192">Head Clearing Cattle</td> <td data-bbox="1715 1160 1854 1192">1,780</td> </tr> <tr> <td data-bbox="882 1200 1207 1232">Clearing Cattle</td> <td data-bbox="1207 1200 1379 1232">\$12,460</td> <td data-bbox="1379 1200 1715 1232">Head Additionally Dipped</td> <td data-bbox="1715 1200 1854 1232">414</td> </tr> <tr> <td data-bbox="882 1240 1207 1272">Agent Fees</td> <td data-bbox="1207 1240 1379 1272">\$4,576</td> <td data-bbox="1379 1240 1715 1272"></td> <td data-bbox="1715 1240 1854 1272"></td> </tr> <tr> <td data-bbox="882 1279 1207 1311">Annual Sale Yards Permit</td> <td data-bbox="1207 1279 1379 1311">\$0</td> <td data-bbox="1379 1279 1715 1311"></td> <td data-bbox="1715 1279 1854 1311"></td> </tr> <tr> <td data-bbox="882 1319 1207 1351">Additional Dipping</td> <td data-bbox="1207 1319 1379 1351">\$1,242</td> <td data-bbox="1379 1319 1715 1351"></td> <td data-bbox="1715 1319 1854 1351"></td> </tr> </tbody> </table>	Year-To-Date (2023/24 Financial Year)				Total revenue excluding GST was \$127,379 .				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6.	<p data-bbox="277 884 651 906">Management options (<i>Ian Church</i>)</p> <ul data-bbox="322 916 763 938" style="list-style-type: none"> • lease, sale, council run – legal advice 	<p data-bbox="853 619 981 639">Discussion:</p> <p data-bbox="853 651 1883 673">Legal advice received regarding options for managing the Saleyards in the future was discussed.</p> <ul data-bbox="891 689 1906 1056" style="list-style-type: none"> • The legal advice highlights three potential ways to manage the facility in future including: (Note the following statements are high level and lack detail, which is available in the legal advice). <ul data-bbox="987 804 1861 1056" style="list-style-type: none"> ○ Council owned but run by an operator by way of a management agreement, (current model). Council retains the bulk of Environmental and Work Health Safety compliance risk. ○ Lease to an operator. Depending on the terms of the lease agreement, more risk can be transferred to the lessee. ○ Sell the facility. All risk is transferred except where it can be identified that damage has been caused by non-compliance under Councils previous operation. <p data-bbox="853 1107 994 1128">Action Item:</p> <ol data-bbox="875 1144 1872 1203" style="list-style-type: none"> 1. Noted the legal advice and will consider future management options subsequent to the risk assessment noted above. 	Ian						

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7.	Cattle numbers through yards (<i>John Keen</i>)	<p>Discussion:</p> <ul style="list-style-type: none"> A Summary of the <i>Saleyards Date</i> document was tabled for information purposes. The following information has been extracted from the document as a summary: <p>Where are they from and going to?</p> <table border="1" data-bbox="860 424 1890 619"> <thead> <tr> <th>From / TO</th> <th>Central Highlands</th> <th>Fraser Coast</th> <th>Lockyer Valley</th> <th>NSW</th> <th>SEQ</th> <th>Southern Downs</th> <th>Southern QLD</th> <th>Toowoomba</th> <th>Victoria</th> <th>Western Downs</th> <th>Western QLD</th> <th>Grand Total From Rows</th> </tr> </thead> <tbody> <tr> <td>Central QLD</td> <td></td> <td></td> <td>1</td> <td></td> <td>13</td> <td></td> <td></td> <td></td> <td></td> <td>94</td> <td></td> <td>108</td> </tr> <tr> <td>Lockyer Valley</td> <td>26</td> <td>185</td> <td>2650</td> <td>381</td> <td>4481</td> <td></td> <td>227</td> <td>1160</td> <td>77</td> <td>2027</td> <td>75</td> <td>11289</td> </tr> <tr> <td>NSW</td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td></td> <td></td> <td>7</td> <td></td> <td>1</td> <td></td> <td>12</td> </tr> <tr> <td>SEQ</td> <td>28</td> <td>54</td> <td>1169</td> <td>149</td> <td>1927</td> <td>44</td> <td>123</td> <td>526</td> <td>58</td> <td>787</td> <td>11</td> <td>4876</td> </tr> <tr> <td>Toowoomba</td> <td></td> <td></td> <td>71</td> <td>2</td> <td>166</td> <td></td> <td>12</td> <td>77</td> <td>15</td> <td>43</td> <td></td> <td>386</td> </tr> <tr> <td>(blank)</td> <td></td> <td></td> <td>25</td> <td>12</td> <td>70</td> <td></td> <td></td> <td>59</td> <td></td> <td>56</td> <td></td> <td>222</td> </tr> <tr> <td>Grand Total (To Columns)</td> <td>54</td> <td>239</td> <td>3916</td> <td>544</td> <td>6661</td> <td>44</td> <td>362</td> <td>1829</td> <td>150</td> <td>3008</td> <td>86</td> <td>16893</td> </tr> </tbody> </table> <table border="1" data-bbox="931 668 1807 1268"> <thead> <tr> <th colspan="3">Origin/Destination Summary</th> </tr> <tr> <th>Percentage</th> <th>Origin of Cattle</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>66.8%</td> <td>11,289</td> <td>Sold from Lockyer Valley</td> </tr> <tr> <td>33.2%</td> <td>5,604</td> <td>Outside of LV bought to be sold here</td> </tr> <tr> <th colspan="3">Destination</th> </tr> <tr> <td>23.2%</td> <td>3,916</td> <td>Bought by LV purchasers</td> </tr> <tr> <td>76.8%</td> <td>12,977</td> <td>Bought by outside of the region</td> </tr> <tr> <th colspan="3">Regions</th> </tr> <tr> <td>15.7%</td> <td>2,650</td> <td>From LV to LV</td> </tr> <tr> <td>26.5%</td> <td>4,481</td> <td>From LV to SEQ</td> </tr> <tr> <td>24.6%</td> <td>4,158</td> <td>From LV to elsewhere</td> </tr> <tr> <td>7.5%</td> <td>1,266</td> <td>From elsewhere to LV</td> </tr> <tr> <td>25.7%</td> <td>4,338</td> <td>From elsewhere to elsewhere</td> </tr> </tbody> </table>	From / TO	Central Highlands	Fraser Coast	Lockyer Valley	NSW	SEQ	Southern Downs	Southern QLD	Toowoomba	Victoria	Western Downs	Western QLD	Grand Total From Rows	Central QLD			1		13					94		108	Lockyer Valley	26	185	2650	381	4481		227	1160	77	2027	75	11289	NSW					4			7		1		12	SEQ	28	54	1169	149	1927	44	123	526	58	787	11	4876	Toowoomba			71	2	166		12	77	15	43		386	(blank)			25	12	70			59		56		222	Grand Total (To Columns)	54	239	3916	544	6661	44	362	1829	150	3008	86	16893	Origin/Destination Summary			Percentage	Origin of Cattle	Description	66.8%	11,289	Sold from Lockyer Valley	33.2%	5,604	Outside of LV bought to be sold here	Destination			23.2%	3,916	Bought by LV purchasers	76.8%	12,977	Bought by outside of the region	Regions			15.7%	2,650	From LV to LV	26.5%	4,481	From LV to SEQ	24.6%	4,158	From LV to elsewhere	7.5%	1,266	From elsewhere to LV	25.7%	4,338	From elsewhere to elsewhere	
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Toowoomba			71	2	166		12	77	15	43		386																																																																																																																																						
(blank)			25	12	70			59		56		222																																																																																																																																						
Grand Total (To Columns)	54	239	3916	544	6661	44	362	1829	150	3008	86	16893																																																																																																																																						
Origin/Destination Summary																																																																																																																																																		
Percentage	Origin of Cattle	Description																																																																																																																																																
66.8%	11,289	Sold from Lockyer Valley																																																																																																																																																
33.2%	5,604	Outside of LV bought to be sold here																																																																																																																																																
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23.2%	3,916	Bought by LV purchasers																																																																																																																																																
76.8%	12,977	Bought by outside of the region																																																																																																																																																
Regions																																																																																																																																																		
15.7%	2,650	From LV to LV																																																																																																																																																
26.5%	4,481	From LV to SEQ																																																																																																																																																
24.6%	4,158	From LV to elsewhere																																																																																																																																																
7.5%	1,266	From elsewhere to LV																																																																																																																																																
25.7%	4,338	From elsewhere to elsewhere																																																																																																																																																

ITEM	DESCRIPTION	DISCUSSION/ACTIONS	RESPONSIBLE OFFICER
8.	General Business <i>(All)</i>	<p><u>Official Spokesperson</u></p> <ul style="list-style-type: none"> Ian Church advised that a suggestion had been made that the Group appoints an official spokesperson. <p><u>Action Item:</u></p> <ol style="list-style-type: none"> Members agreed that Cr C Wilson is appointed official spokesperson. Working Group minutes will be uploaded onto Council’s Engagement Hub after initial review by Members. The results of the soil tests will also be posted onto Council’s Engagement Hub. <p><u>Soil Test Results</u></p> <ul style="list-style-type: none"> Cr Wilson questioned the soil test results and was advised that Range Environmental undertook soil sampling testing on 13/09/2024, analysing contaminants of potential concern to humans and the environment including arsenic, OC pesticides, TRH (C6-C10), BTEXN and phenols. All chemicals were below reportable thresholds. Cr Wilson questioned whether the plunge dip can be patched to reduce the risk of leaking. Simon advised the dip can be patched. To reduce the risk even more it would be advantageous to install a roof over the dip and drainage pen which would minimise the stormwater ingress. Cr Wilson noted that we should bundle the risk items by type to have similar works undertaken at once. <p><u>Action Item:</u></p> <ol style="list-style-type: none"> Consider patching the plunge dip as part of the risk treatment. Bundle risk items by type for efficacy of repair work. 	John/Ian
9.	Proposed next meeting <i>(Ian Church)</i>	It was agreed that meetings will be held monthly, however the next meeting date is to be agreed with Members once work has been undertaken on the risk treatments as noted above. Meetings will also be held at the Saleyard. (Note at the time of writing the next meeting has been set for 19 November).	John

Meeting closed: 5.12pm