

# Laidley Saleyards Working Group

## Meeting Minutes



<b>GROUP NAME:</b>	Laidley Saleyards Working Group		
<b>CHAIRPERSON:</b>	Ian Church	<b>MINUTES:</b>	Teigan Dippel
<b>TIME OF MEETING:</b>	4 pm to 5 pm		
<b>DATE OF MEETING:</b>	19 November 2024		
<b>LOCATION OF MEETING:</b>	Stubbersfield Rooms A and B, Gatton Administration Building		

### ATTENDANCE

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

APOLOGIES			

## AGENDA ITEMS

ITEM	DESCRIPTION	DISCUSSION/ACTIONS	RESPONSIBLE OFFICER
1.	Welcome and Apologies (Ian Church)	The Chair welcomed everyone to the meeting and asked each member to introduce themselves, including a brief bio from each of the new members, Steve Clark, Gary Stark and Judith Schultz. Each new member provided an overview of their skills and experience.	
2.	Declaration of Conflicts of Interest (Ian Church)	<p><b>Discussion:</b> The Chair asked members for any conflicts of interest in relation to each agenda item. No specific conflicts were declared but a general discussion was held because members of the Working Group include the current operator and users of the Saleyard, which may lead to a conflict(s) of interest.</p> <p><b>Action Item:</b> 1. Members acknowledge that some may have a conflict(s) of interest however it was agreed that due to the skills and experience each member brings to the table, all should participate in discussions and recommendations. For noting.</p>	Ian
3.	Confirmation of Meeting Minutes – 8 October 2024	<p><b>Discussion:</b> The Chair took the minutes as read. No comments or adjustments were requested.</p> <p><b>Action Item:</b> 1. Members agree that the minutes of the meeting held on 8 October are a true and correct record of the meeting.</p>	Ian
4.	Action Items from Meeting – 8 October 2024	<p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• Refer to the attached Action Register.</li> <li>• A discussion was held regarding the importance of the dip with a question raised about the dip leaking. Simon advised that a leak has not been confirmed.             <ul style="list-style-type: none"> <li>a. Soil sampling around the dip has not identified contamination. There are cracks in the dip. A volumetric test has not yet been undertaken. It has been identified that there is structural damage to the dip and draining pens need repairing.</li> </ul> </li> </ul> <p><b>Action Item:</b> 1. All accept that the dip is an integral part of the Saleyard.</p>	All
5.	Reports		

ITEM	DESCRIPTION	DISCUSSION/ACTIONS	RESPONSIBLE OFFICER
	<p>a) Technical Briefing Note – Lockyer Valley Regional Council Risk Mitigation Procedure.</p>	<p><b>Discussion:</b>  Simon Lott and Sarrah Free discussed the Technical Briefing Note.</p> <ul style="list-style-type: none"> <li>• As the only operating Saleyard for Lockyer Valley producers the site faces regulatory non-compliance issues that need to be addressed.</li> <li>• These include lack of compliance with the Environmental Protection Act, Animal Welfare Standards and Code of Practice and the Work Health Safety Act.</li> <li>• Council need to show evidence that efforts are being undertaken to rectify high risk items, in order to show that Council is working towards compliance.</li> <li>• Discussion focused on the Works Schedule and Budget included in the Briefing Paper. It was agreed that this is critical for the future operation of the Saleyard. The following issues were raised: <ul style="list-style-type: none"> <li>○ A contracted external Project Manager is important to ensure delivery of the works.</li> <li>○ The property owned by council, close to the Saleyards, could be utilised for waste drainage.</li> <li>○ The current holding pond needs to be increased in size.</li> <li>○ The Pavilion requires the steps to be fixed to provide safe access and the back area to be blocked off from public access.</li> <li>○ Question was asked as to whether the Pavilion is heritage listed?</li> <li>○ Prioritisation – commence with small, low cost, achievable projects.</li> </ul> </li> <li>• Mr Natalier acknowledged the work Council has previously carried out on the site.</li> <li>• It was asked whether Council can undertake required earthworks, etc. to save costs. Ian and John advised that it would be considered, however it depends on priorities at the time.</li> <li>• It was noted that Council have actively sought grant funding over previous years.</li> <li>• It was also noted that the site would be difficult to sell in its current state due to non-compliance.</li> <li>• It was suggested that scales could be installed at the site with the intention to value add and increase revenue. The idea will be parked for further discussion.</li> </ul> <p><b>Action Items:</b></p> <ol style="list-style-type: none"> <li>1. Members endorsed the Briefing Note and recommendations.</li> </ol>	<p>Ian/Jeff</p>

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		<ol style="list-style-type: none"> <li>2. Members agreed that based on the Works Schedule and Budget and known operating revenue and expenditure a business case should be prepared to justify whether the project should proceed.</li> <li>3. Preparation of the business case will require due diligence on the Works Schedule and Budget, review of expenditure for efficiencies, sensitivity analysis on the revenue to include additional sources of income (such as the dip) and recognition of an agreed level of community service obligation.</li> </ol>	
	b) Risk Matrix	<p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• The risk matrix was discussed.</li> <li>• It was noted that in the event of closure of the site rehabilitation costs are likely to be substantial.</li> <li>• The contribution made by attendees at the cattle sales to the economy of Laidley and surrounds was discussed in general terms.</li> </ul> <p><b>Action Item:</b></p> <ol style="list-style-type: none"> <li>1. Risk Matrix received and noted.</li> </ol>	Ian
	c) Decision Tree Regarding Future Operating Models	<p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• The Decision Tree was discussed, and it was noted that that this is a high level review of potential operating models moving forward.</li> <li>• A question was asked as to how the gross risk was determined between operating models. This is gross risk to LVRC and with each operating model the parties bear different levels of risk.</li> <li>• The Decision Tree will provide a good guide for future consideration and discussions.</li> </ul> <p><b>Action Items:</b></p> <ol style="list-style-type: none"> <li>1. Receive and note Decision Tree.</li> <li>2. Review operating models in more detail after the business case has been prepared.</li> </ol>	Ian/John

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	d) Operational Expenditure 2022/2023, 2023/2024, 2024/2025 to date and Capital Expenditure	<p><b>Discussion:</b>            Jeff presented operational expenditure for the 2023 and 2024 financial years and the 2025 financial year to date, as well as capital expenditure between December 2013 and October 2023.</p> <ul style="list-style-type: none"> <li>• Noted that capital expenditure amounted to \$611k over the period with \$154k funding received by way of grants applied for.</li> <li>• Noted that a major component of operating expenditure was “Contractors” which was explained as removal of regulated waste. The use of contractors to remove the waste has been stopped.</li> </ul> <p><b>Action Item:</b></p> <ol style="list-style-type: none"> <li>1. The preparation of the business case as noted above will include revenue sensitivity analysis and expenditure review.</li> </ol>	Jeff/ Ian
6.	General Business (All)	<p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• Neil Natalier conveyed his pleasure with the way the meetings are progressing, and the work being conducted.</li> <li>• A discussion has been held with Department of Agriculture and Fisheries (DAF) regarding the importance of the Dip. DAF speak positively about a level of obligation on state to support.</li> <li>• Council to work with David Stariha to increase cattle numbers through site.</li> </ul> <p><b>Dip</b></p> <ul style="list-style-type: none"> <li>• Public utilisation of the dip outside of cattle sales was discussed. Commented that it would provide an additional income stream and should grow over time. It would need to be well managed to reduce potential risk of cattle being left onsite and not fed, etc.</li> </ul> <p><b>Communications</b></p> <ul style="list-style-type: none"> <li>• Cr Neuendorf requested public messaging be prepared to inform the community of the actions taken by the Working Group.</li> <li>• Working Group member’s contact detail will be publicised in the next local paper to provide an opportunity for other producers to contact them and make enquiries.</li> </ul>	

		<p><b><u>Clarification of timelines.</u></b></p> <ul style="list-style-type: none"> <li>It was asked if there is a deadline or closure date. Ian advised that the Council meeting resolution was amended so that there is no set closure date.</li> </ul> <p><b><u>Action Items:</u></b></p> <ol style="list-style-type: none"> <li>Neil W to identify outcomes / potential media angles that could be promoted.</li> </ol>	Ian / Neil W
7.	Proposed next meeting ( <i>Ian Church</i> )	Agreed that the next meeting date will be set once the Business Case is complete.	

Meeting closed: 5:33pm.