

Laidley Saleyards Working Group

Meeting Minutes



REGIONAL COUNCIL

GROUP NAME:	Laidley Saleyards Working Group		
CHAIRPERSON:	Ian Church	MINUTES:	Susan Boland
TIME OF MEETING:	3.30 pm to 5.30 pm		
DATE OF MEETING:	04 February 2025		
LOCATION OF MEETING:	Theatrette, Lockyer Valley Cultural Centre		

ATTENDANCE

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

APOLOGIES			
Mayor Tanya Milligan			
Stephen Clark			

AGENDA ITEMS

ITEM	DESCRIPTION	DISCUSSION/ACTIONS	RESPONSIBLE OFFICER
1.	Welcome and Apologies (Ian Church)	The Chair welcomed everyone to the meeting.	
2.	Confirmation of Meeting Minutes – 19 November 2024	<p>Discussion: The Chair took the minutes as read. No comments or adjustments were requested.</p> <p>Action Item:</p> <ol style="list-style-type: none"> Members agreed that the minutes of the meeting held on 19 November are a true and correct record of the meeting. 	Ian
3.	Action Items from Meeting – 19 November 2024	<p>Discussion:</p> <ul style="list-style-type: none"> Refer to the attached Action Register. Discussion was held regarding the importance of preparing a business case (works budget due diligence, sensitivity analysis) to be brought back to a future Working Group. <p>Action Item:</p> <ol style="list-style-type: none"> The Business case including works budget and sensitivity analysis are included in the 4 February 2025 Agenda. 	All
4.	Reports		
	a) Briefing Note – Future Operation of the Laidley Saleyards	<p>Discussion: Ian Church discussed the future operation of the Laidley Saleyards Briefing Note.</p> <ul style="list-style-type: none"> Laidley Saleyards are currently operating in breach of Environmental, Work Health Safety and Animal Welfare obligations. The facility should be providing a financial return to Council, acknowledging the benefit provided to the community and businesses on sale days. <ul style="list-style-type: none"> If the site is to remain operable it must comply with environmental, work health and safety and animal welfare obligations. Recommend - \$235k of capital expenditure noted for Year 2 be brought forward, making total expenditure approximately \$753k opposed to \$518k recommended at the November meeting. <ul style="list-style-type: none"> Additional expenditure intended to increase operability of the facility and make it able to sustain a greater throughput of cattle, both for sales 	

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		and dipping and the introduction of a more diverse range of livestock offerings.	Ian/Jeff
	b) Briefing Note – LVRC Saleyard (EnviroAg)	<p>Discussion: Simon/Sarrah discussed the potential for diversifying the current operating model of Laidley Saleyards.</p> <ul style="list-style-type: none"> • If the site is to remain operable it must comply with environmental and WHS regulations. • Redevelopment Works <ul style="list-style-type: none"> ○ brought forward to increase operability ○ increase revenue - to support capital investment. • Saleyards operations broadened; the following is achievable: <ul style="list-style-type: none"> ○ Diverse livestock offerings ○ Bigger and wider customer base ○ Improved profitability ○ Contribution to the local economy, and community <p>Action Items: Members endorse both Briefing Papers a) and b) and:</p> <ol style="list-style-type: none"> 1. Recommend a report is included in the February Council meeting agenda for an amount to be set aside to undertake capital improvements at the Saleyards. The amount is to be determined based on a work plan. 2. Officers investigate options to further increase revenue streams. CEO to meet with current operator to begin investigation. 	Simon Lott
	c) Revenue Sensitivity Analysis and Operating Expenditure	<p>Discussion: CFO briefed members on revenue sensitivity analysis, (included in the agenda), noting the analysis modelled scenarios for different numbers of cattle sold and those brought in from outside for dipping only. At current prices sales of 20,000 head pa and dipping 5,000 head pa would provide revenue of \$303k. Given the documented expenses this will provide a reasonable return on the capital investment required in the yards. Also noted the significant reduction in regulated waste expense.</p>	Jeff
	d) Update from David Stariha	Discussion:	

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		<ul style="list-style-type: none"> David raised the possibility of equine sales and outside cattle using the dip. He also noted that the boundary around the holding pens needs to be more securely fenced as cattle had recently escaped at night. <p>Action Item:</p> <ol style="list-style-type: none"> Members endorse that officers investigate options to improve the exterior boundary of the property. 	
	e) Department of Primary Industries	<p>Discussion:</p> <ul style="list-style-type: none"> Ben/Gary discussed the need for the Department of Primary Industries to provide support to the livestock industry, in particular providing facilities so that primary producers can comply with their legislative requirements when moving cattle from tick areas to tick free zones. They also highlighted known outbreaks in the Roma and Injune areas recently. <p>Action Items:</p> <ol style="list-style-type: none"> Members endorse that officers write to the Minister for Primary Industries, the Hon Tony Perret MP and the Director General seeking financial support for the Laidley Saleyards, including upgrading the clearing dip. Since the Department's closure of the Helidon Clearing Dip and the legislative requirement for livestock to be treated prior to being moved from a known cattle tick area to a tick free zone. 	

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	f)	1.	
5.	General Business (All)	<p>Discussion:</p> <ul style="list-style-type: none"> Neil N conveyed that the gardens below the cattle yards were working well. 	

		<ul style="list-style-type: none"> • Cr A Wilson queried when and what communications can be provided to the community in regard to the Working Group. <p><u>Communications</u> Neil W advised that all Laidley Saleyards Working Group information is available on the Engagement Hub and when members are talking to the community, they should be directing them to that as it is the most up-to-date information.</p> <p><u>Action Items:</u> Members agreed that media opportunities can be utilised assuming Council agrees to allocate funding for capital improvements from the 2024/2025 budget review.</p>	
6.	Proposed next meeting (<i>Ian Church</i>)	To be confirmed	

Meeting closed: 4:43pm.