

**SOUTH TANGIPAHOA PARISH PORT COMMISSION
REGULAR MEETING**

**MONDAY SEPTEMBER 12, 2022 12:00 NOON
CITY HALL ANNEX BUILDING - 110 W. HICKORY ST., PONCHATOULA, LA**

President Daryl Ferrara called the Regular Meeting to order Monday, September 12, 2022 at 12:00 Noon. Meeting was held at the City Hall Annex Building, located at 110 W. Hickory Street, Ponchatoula, LA.

Administrative Assistant Robyn Pusey gave the invocation. President Daryl Ferrara followed with the Pledge of Allegiance.

Commissioners Present: Daryl Ferrara, James Wes Daniels II, William "Bill" Joubert, Tina Roper, Jimmy Schliegmeyer, Jr., and Timothy DePaula.

Commissioners Absent: None

President Ferrara welcomed the attendees. Others Present: Patrick Dufresne, Port Director; Robyn Pusey, Administrative Assistant; Andre Coudrain, Attorney; Jim Ragland, Ragland, Aderman & Associates, Brigitte Hyde, Councilwoman District 9; Dwight Williams, Ponchartrain Conservatory; Sandra Destin Sims, Attorney; J.J. O'Neil, Jani King President; Chance Enmon, Jani King COO

Visitors were introduced and welcomed.

J. William Sims recited the Oath of Office as he was sworn in as the newest Commissioner of the South Tangipahoa Parish Port Commission by Sandra Destin Sims, Attorney at Law. Mr. Sims told the commissioners that he was grateful for the Chamber's nomination. He stated that he was "excited" to be a part of the commission and "ready to give back to the parish" with community service.

APPROVAL OF AGENDA/MINUTES

It was moved by Commissioner Schliegmeyer, Jr. and seconded by Commissioner Roper, that the South Tangipahoa Parish Port Commission approve the Meeting Agenda for September 12, 2022 as presented. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims. Nays: 0 Absent: 0

President Ferrara announced that the minutes of the August 15, 2022 meeting were sent to the Commissioners by email for their review prior to this meeting and a copy was also presented in the meeting folders, as well. After reviewing the minutes, the following motions were made.

It was moved by Commissioner Roper and seconded by Commissioner Schliegmeyer, Jr., that the South Tangipahoa Parish Port Commission adopt/approve the August 15, 2022 minutes as presented. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims. Nays: 0 Absent: 0

TREASURER'S REPORT

The financial reports for the period ending August, 2022 were emailed to the Commissioners prior to the meeting by Ms. Lee Barends with ITL Accounting for their review. Commissioner/Treasurer Jimmy Schliegmeyer, Jr. reviewed the financial reports with the Commissioners. Starting with the Income

Statement report he stated that an electronic FEMA payment was received in the amount of \$50,168.75 for the truck scale electronics, and that the rental income for the month of August was \$116,465.41. Commissioner/Treasurer Schliegmeyer said that the insurance expense was \$45,810.49, and that total expenses for August were \$69,932.64. He then reviewed the Balance Sheet with the Commissioners and reported that total assets were \$9,931,083.64. He also asked if there were any questions about the financial reports. There were no questions.

It was moved by Commissioner Roper and seconded by Commissioner Daniels II, that the Commission accept/approve the financials, as presented, by Commissioner/Treasurer Jimmy Schliegmeyer, Jr., for the 6 months ending August 2022. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims. Nays: 0 Absent: 0

OLD BUSINESS

1. LA DOTD Port Priority State H. 011927 **a) Resolution**

Patrick Dufresne, Port Director told the Commissioners that there was one DOTD resolution for the port priority project that needed to be approved today, however there were a few items that he wanted to review with the Commissioners regarding the specifications for the project. He stated that the electronics specifications for the truck scale had just been received from the scale company and will be added to the project. He said information on the truck scale electronics was not in the original application because it wasn't needed prior to Hurricane Ida. The Port Director then discussed the paving portion of the project. The Commissioners were provided a map of the general area that will be paved per the recent inspection by the Canadian National Railroad. He said that CN Rail had safety concerns that trucks running across the gravel could be an issue for the track, and as a result, the area north of Building 2 will need to be paved. In addition, there will be installation of some rubber barriers that will help keep the gravel off the track and will protect the rails. The Port Director stated that CN Rail will not allow crossing that part of the track until it is paved. Also, CN Rail asked the port to address the rail bridge that comes from the main line, because some of the beams on the edge of the bed are rotting and falling out. Port Director Patrick Dufresne said this is mostly age related, but that the elements haven't helped. He stated that CN Rail wants this repaired as soon as possible or they could put a lock on the switch. The Port Director stated he has been trying to get a quote for repairs and said it could possibly be \$10,000.00, due to expensive labor costs. Commissioner Roper suggested increasing the amount to \$15,000.00 but after a brief discussion, the Commission agreed to \$20,00.00 for repairs to the rail track and bridge. The Port Director said he hoped to have repairs completed in 60 - 90 days.

A motion was made by Commissioner Roper and seconded by commissioner Daniels, II to give Port Director Patrick Dufresne authority to proceed with getting a quote for the rail track and bridge repairs, up to \$20,000.00. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims Nays: 0 Absent: 0

Commissioner/Secretary Daniels, II read the resolution relative to the LA DOTD project requesting authority to advertise with contingency, State Project No. SPN H.011927 (322).

WHEREAS, South Tangipahoa Parish Port Commission has submitted an application for funding of the Port Manchac Transload Improvements - Truck-Scale Foundation Installation port improvement project under the Port Construction and Development Priority Program; and

WHEREAS, the State's share of the project funds have been made available and the South Tangipahoa Parish Port Commission has available its local matching share of the project funds in an amount of not less than ten (10%) percent; and

WHEREAS, at the request of this South Tangipahoa Parish Port Commission, AECOM 1555 Poydras Street, Suite 1200, New Orleans, LA 70112 has prepared plans and specifications for said project, which plans and specifications are designated by State Project No. H.011927 (323); and

WHEREAS, this South Tangipahoa Parish Port Commission has reviewed the plans, specifications and cost estimate and has submitted them to the Department of Transportation and Development. The South Tangipahoa Parish Port Commission will accept the final plans and specifications **contingent** on the Department of Transportation and Development's final approval inasmuch as they comply with the requirements of the Port Construction and Development Priority Program; and

WHEREAS, all necessary servitudes, rights-of-way, spoil disposal areas, rights of ingress and egress and the means thereof have been acquired by this South Tangipahoa Parish Port Commission, and the titles thereto are valid and indefeasible; and

WHEREAS, this South Tangipahoa Parish Port Commission has obtained all necessary permits required for the construction of this project; and

WHEREAS, South Tangipahoa Parish Port Commission has agreed to accomplish all necessary utilities, fence and other facilities relocations and alterations made necessary by this project; and

WHEREAS, the Official Journal for the South Tangipahoa Parish Port Commission is The Ponchatoula Times, L.L.C., whose mailing address is P.O. Box 743, Ponchatoula, LA 70454, and whose telephone number is (985) 386-2877; and

WHEREAS, this South Tangipahoa Parish Port Commission desires to advertise for competitive bids, in accordance with LRS 38:2212, et seq., for the award of a contract in the name of the South Tangipahoa Parish Port Commission, and furnish engineering services during the progress of the work.

NOW, THEREFORE, BE IT RESOLVED by the South Tangipahoa Parish Port Commission, in Regular session assembled on this 12th day of October, 2021, that the Department of Transportation and Development be and hereby is requested to authorize the South Tangipahoa Parish Port Commission to advertise for competitive bids in accordance with LRS 38:2212, et seq., for the award of a contract in the name of South Tangipahoa Parish Port Commission, covering the aforesaid improvements.

BE IT RESOLVED that the Department of Transportation and Development be and hereby is assured that all necessary servitudes, rights-of-way, rights of ingress and egress and the means thereof have been obtained by South Tangipahoa Parish Port Commission, and the titles thereto are valid and indefeasible and South Tangipahoa Parish Port Commission expressly agrees to defend any action for the failure of any servitude, right-of-way, right of ingress or egress, and South Tangipahoa Parish Port Commission does hereby assume complete responsibility for providing engineering services during construction and the maintenance and upkeep of the project after construction.

BE IT RESOLVED that the Department of Transportation and Development be and hereby is assured that all required permits have been obtained by South Tangipahoa Parish Port Commission.

BE IT RESOLVED that the Department of Transportation and Development be and hereby is assured that South Tangipahoa Parish Port Commission has available its local matching funds in an amount not less than ten (10%) percent of the total project cost to insure construction of this project.

BE IT RESOLVED that South Tangipahoa Parish Port Commission will and hereby does assume complete responsibility for all utilities, fence, and other facilities relocations and alterations made necessary by this project.

BE IT RESOLVED THAT South Tangipahoa Parish Port Commission does hereby save and hold harmless the Department of Transportation and Development against any loss or damage of any kind incident to or occasioned by Activities undertaken in pursuance of this agreement and expressly agrees to defend any suit brought against the Department of Transportation & Development and pay any judgment which may result from said suit as it relates to this project.

It was moved by Commissioner Roper and seconded by Commissioner DePaula that the South Tangipahoa Parish Port Commission approve the resolution for LA DOTD State Project No. SPN H.011927 (322). Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims Nays: 0 Absent: 0

2. Hurricane Ida Damage Repair Update

The port's legal counsel, Andre Coudrain informed the Commissioners that there were some issues with the warranty from Centurion Industries regarding the Building #3 roof replacement project. He said that Centurion presented 3 separate warranties – one for the roof system, one for the panels and one for the workmanship. He told the Commissioners that he asked Centurion for one warranty to cover all three components and was told by Centurion they will not put all warranties in one document. Mr. Coudrain stated that he had raised several concerns about the individual warranties with Centurion. He received a certification letter from their engineer but stated that he is not comfortable with the information. He asked to engage Jim Ragland, structural engineer with Ragland, Aderman and Associates, or another engineer to help review the information to ensure that the warranties are what is expected by STPPC.

A motion was made by Commissioner Joubert and seconded by Commissioner/Secretary Daniels, II that the Commission authorizes its Executive Director, Patrick Dufresne to engage in hiring a consultant to review the warranties from Centurion Industries, with an expenditure of \$5,000.00. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims Nays: 0 Absent: None

Jim Ragland, structural engineer with Ragland, Aderman and Associates provided an update on the evaluation of damages to the buildings at the port from Hurricane Ida. They evaluated warehouse building #2, the portion that collapsed, and evaluated the purlins on the roof. Mr. Ragland said some purlins were not installed correctly and buckled upward. He had concerns about leaks, noting they found “only a handful”, but unsure how extensive the leaks might be. Mr. Ragland said they may find leaks in other areas and suggested it “might be best to just replace the entire thing”. Mr. Ragland stated what they reviewed was structural, but now includes roofing. Leaks were found on 6 eaves out of 18 and they would need to find out what the progression of the corrosion and leaks are to determine the repair. There was a lengthy discussion as to whether it would be worth to repair the building or replace, and what those costs and risks might be.

After discussion by the Commissioners with Mr. Ragland, the following motions were made;

A motion was made by Commissioner Roper and seconded by Commissioner/Secretary Daniels, II to authorize Pat Dufresne to proceed with getting an estimate for the roof repair of warehouse building #3. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims Nays: 0 Absent: None

A motion was made by Commissioner/Secretary Daniels and seconded by Commissioner Roper to get an appraisal for the value of warehouse building #2, pre-Hurricane Ida. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims Nays: 0 Absent: None

A motion was made by Commissioner Roper and seconded by Commissioner/Secretary Daniels II to get the final report from structural engineer Jim Ragland of Ragland, Aderman and Associates providing 2 options - to either repair the entire building or to repair the building with a 50 ft. reduction. Work by Ragland, Aderman and Associates not to exceed \$24,000.00. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims Nays: 0 Absent: None

3. Premier Chemicals Lease Agreement Update

Port Director, Patrick Dufresne stated there was no update regarding the lease agreement with Premier Chemicals.

4. Prospective Tenant(s) Update

Port Director, Patrick Dufresne stated there was no update regarding prospective tenants.

5. Invoice Payment Approval

Commissioner/Treasurer Schliegmeyer, Jr. presented the September 2022 payment invoices for payment approval.

1. AECOM - Port Manchac Site Improvements - Phase IV
Project # 60638292 Services rendered April 23, 2022 - August 19, 2022
Inv. #2000662098 Amount: \$2,010.00

2. Cashe Coudrain & Bass -
Services rendered through June 30, 2022
Inv. #123510 Matter #4623-9 Amount: \$720.00

It was moved by Commissioner Roper and seconded by Commissioner Daniels II, that the Commission approve for payment the September 2022 invoices as presented by Commissioner/Treasurer Schliegmeyer, Jr. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegmeyer, Jr., DePaula and Sims. Nays: 0 Absent: None

NEW BUSINESS

Port Director, Patrick Dufresne told the commission that Restore the Earth Foundation (REF) is ready to start their project. He said that REF requests a nine (9) month agreement to store and transload trees on

the southeast corner of the port terminal, starting October 1, 2022. The port director stated that REF has hired a contractor to transload the trees, and that he planned to charge them a fee of \$1,000.00 per acre/per month. After a brief discussion, the commissioners agreed to the monthly fee.

Commissioner/Secretary Daniels, II introduced the resolution relative to the proposed agreement with Restore the Earth Foundation.

At a regular meeting of the South Tangipahoa Parish Port commission held on September 12, 2022 the following resolution was introduced and adopted; to wit:

Moved by Commissioner Roper and seconded by Commissioner Schliegelmeyer, Jr., that the Commission authorize Patrick J. Dufresne, Executive Director, to enter into an agreement with Restore the Earth Foundation (REF) to store and transload trees on one (1) acre parcel of lay-down storage area, located at the southeast corner of the port terminal. The port fee for the contractor agreement shall be \$1,000.00 per acre, per month for the leased property. The contractor agreement will be for a term of nine (9) months commencing on October 1, 2022, ending on June 20, 2023.

Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegelmeyer, Jr., DePaula and Sims. Nays: 0
Absent: None

Remarks:

Port Director, Patrick Dufresne thanked everyone for attending today. He congratulated and welcomed Commissioner Sims to the STPPC Board. The port director announced that the next meeting will be held on Tuesday, October 11, 2022.

Before ending the meeting, President Daryl Ferrara announced that this week Patrick Dufresne had been employed by the South Tangipahoa Parish Port Commission as the Executive Director for the past 16 years. Patrick Dufresne thanked President Ferrara and the Commission for the acknowledgment.

Having no further business, a motion for adjournment was made by Commissioner Ferrara and seconded by Commissioner Joubert. Motion passed. Yeas: 7 Ferrara, Daniels II, Joubert, Roper, Schliegelmeyer, Jr., DePaula and Sims. Nays: 0 Absent: None

Meeting adjourned 1:18 pm.

James Wes Daniels II, Secretary STPPC

Daryl Ferrara, President STPPC