

**SOUTH TANGIPAHOA PARISH PORT COMMISSION
REGULAR MEETING**

**WEDNESDAY, MARCH 8, 2023 9:00AM
CITY HALL ANNEX BUILDING - 110 W. HICKORY ST., PONCHATOULA, LA**

President Daryl Ferrara called the Regular Meeting to order Wednesday, March 8, 2023 at 9:15AM. Meeting was held at the City Hall Annex Building, located at 110 W. Hickory Street, Ponchatoula, LA.

Administrative Assistant Robyn Pusey gave the invocation. Commissioner/Vice President William "Bill" Joubert led the group with the Pledge of Allegiance.

Commissioners Present: Daryl Ferrara, William "Bill" Joubert, Tina Roper, Jimmy Schliegmeyer, Jr., Timothy DePaula

Commissioners Absent: William Sims

President Ferrara welcomed the attendees. Others Present: Patrick Dufresne, Executive Director; Robyn Pusey, Administrative Assistant, Andre Coudrain, Cashe Coudrain & Bass; Lee Barends, ITL Accounting; Andy Parker, Bayou Diesel/Premier; Ginger Cangelosi, Tangipahoa Economic Development; David Vial, Tangipahoa Parish Councilman for District #8; Dwight Williams, Ponchartrain Conservancy; Richard Meek, Staff Writer Hammond Daily Star, Cindy Benitez, Action News 17; Susan Len, Lakeshore Roofing

Visitors were introduced and welcomed.

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 March 8, 2023, as presented. Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

President Ferrara announced that the minutes of the regular meeting on February 8, 2023, had been sent to the Commissioners by email prior to the meeting for review, and a copy of the minutes had been placed in the meeting folders. A motion was made by Commissioner Roper and seconded by Commissioner Schliegmeyer, Jr. to adopt/approve the minutes from the regular meeting on February 8, 2023. Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

TREASURER'S REPORT

Prior to the meeting today the financial reports for the period ending February 2023, were emailed to the Commissioners by Ms. Lee Barends with ITL Accounting for their review and a copy was placed in the Commissioners meeting folders. Commissioner/Treasurer Schliegmeyer, Jr. told the Commissioners that the interest income for February 2023 was \$410.38, the rental income was \$117,054.04 and the rail car storage/activity was \$11,150.00. He said that the net income for the month was \$128,614.42 and said that the total expenses for the month were \$172,278.75. Reading from the balance sheet, he said the total assets were \$10,121,942.93.

Commissioner Roper asked about the site and property maintenance item from the general ledger and questioned the \$700.00 fee for Patti's Lawn Care. Port Director Patrick Dufresne said that the agreement for \$700.00 per month included spraying around the buildings and track, and that the tracks had to be sprayed constantly, and that fuel prices had increased. Commissioner Roper thought it had been discussed for this service to be performed on a quarterly basis. Mr. Dufresne said bush hog services are performed on a quarterly basis by another company. Mr. Dufresne said that the owner of Patti's Lawn Care is a local fireman who "does a good job."

It was moved by Commissioner Schliegmeyer, Jr., and seconded by Commissioner DePaula that the Commission accept/approve the financials for the month ending January 31, 2023. Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

OLD BUSINESS

1. LA DOTD Port Priority State H. 011927 – Transload Improvements - update

Patrick Dufresne, Executive Director told the Commissioners that good progress was being made with the truck scale repair project. He said the truck crossing was completed, and the truck scale itself had been sandblasted and painted. He stated the projects to follow included the site grading, the approach ramps for the truck scale, and the installation of the electronics and housing for the truck scale. Mr. Dufresne told the Commissioners that CN Rail requested additional rock to be dug out of the track in front of Warehouse Building #2 enabling CN to perform inspections of the track, stating it was a "safety issue". Mr. Dufresne said that he had a meeting scheduled the next day with the CN representative and the contractor regarding the amount of rock that needed to be dug out of the track in front of Warehouse Building #2. Mr. Dufresne said there was some money available to do this and there was also some additional funding, approximately \$50,000.00 left in the grant, and the LA DOTD will pay 90%. Mr. Dufresne said if the weather is good, he expected completion of the truck scale project in approximately 60 days. President Ferrara asked if we had received FEMA money. Mr. Dufresne responded yes, approximately \$55,000.00.

2. Warehouse Building #3 roof repair – update

Patrick Dufresne, Executive Director informed the Commission that the work on Warehouse Building #3 was 75% completed, and depending on the weather should be completed in 30 days or less. He reminded the Commissioners that at the last STPPC meeting a discussion was had regarding hiring port engineer, Jim Ragland to perform construction monitoring of the Warehouse Building #3 roof replacement project and Warehouse Building #2 repair project to ensure that the work was done correctly in advance of releasing payment for services. The cost should not exceed \$5,000.00.

Commissioner/Secretary Roper introduced the following resolution:

At a regular meeting of the South Tangipahoa Parish Port commission held on March 8, 2023 the following resolution was introduced and adopted; to wit:

Moved by Commissioner DePaula, seconded by Commissioner Schliegmeyer, Jr., that the Commission authorize Patrick J. Dufresne, Executive Director, to enter into an agreement with Ragland, Aderman and Associates to provide professional engineering services for construction monitoring of the Warehouse Building #2 repair project and Warehouse Building #3 roof replacement project, not to exceed \$5,000.00.

Before voting on the motion, President Ferrara asked Mr. Ragland if he thought there would be any engineering fees beyond \$5,000.00. Mr. Ragland said the work on Warehouse Building #3 was approximately 75% completed and was straight forward, but as Warehouse Building #2 is older and as repair progresses there may be discovery of a few things that are unexpected, and it would depend on what is found. He said he doesn't expect anything to be major. Mr. Ragland said it was explained to him that Ragland, Aderman and Associates will be checking the work against the invoices received from A-Lert Roof/Centurion and STPPC will be billed using the engineering hourly rates.

Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

3. Warehouse Building #2 – Bid update

a) Resolution

Patrick Dufresne, Executive Director told the Commissioners that four (4) bids had been received for the repair project of Warehouse Building #2, and that the port's engineer, Jim Ragland had reviewed the bids. The Commissioners were sent a copy of the bid information by email, and a copy was placed in their meeting folders for review. President Ferrara asked Mr. Dufresne to "walk through" the bid process from the beginning with the Commission. Mr. Ragland then reviewed the bids received for the project with the Commissioners. Mr. Ragland said the lowest qualified bid received was from the L King Company and he recommended accepting the base bid, Alternate 1 and Alternate 3. Mr. Ragland also answered questions from Commissioner DePaula about the discrepancies between the high and the low bid. Commissioner DePaula also asked Mr. Ragland if he was familiar with L King's work. Mr. Ragland said that L King had been in business for quite a few years, and that "they are very good at structural repairs" and are reputable.

President Ferrara had concerns about the warranty for the project. Mr. Ragland said this was discussed at the pre-bid conference, and warranties for Alternate 1 and Alternate 2 are for a 20-year manufacturing warranty and 2 year workmanship. Mr. Ragland said the warranty information was in the bid, and port attorney Andre Coudrain said the warranty would be added to the contract. A resolution was introduced by Commissioner/Secretary Roper.

At a regular meeting of the South Tangipahoa Parish Port Commission held on March 8, 2023 the following resolution was introduced and adopted; to wit:

Moved by Commissioner Schliegmeyer, Jr., seconded by Commissioner DePaula that the Commission authorizes its Executive Director, Patrick J. Dufresne to enter into an agreement with the lowest qualified bidder for STPPC Project NR: 2023-01-B2 Structural Repair of Warehouse Building #2 – L. King Company, LLC, 2450 Florida Ave., Ste. B, Denham Springs, LA 70726. The cost of the construction project will include the base bid - \$336,000.00 (structural repair), alternate #1 - \$192,230.00 (new roof system), alternate #3 - \$22,670.00 (base of columns on rail dock), for a total cost of \$550,900.00. The estimated start date of the construction project will be April 1, 2023, and will be scheduled for completion within 120 days.

Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

President Ferrara thanked Jim Ragland and Andre Coudrain for their work on the project.

4. Prospective Tenant(s) - update

There was no prospective tenant update today per the Executive Director, Patrick Dufresne.

5. **Invoice Payment Approval**

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

1. A-Lert Roof Systems (Centurion Industries)
Project – Port Manchac Warehouse Bldg. #3
Inv# 656214 Pay app – 2 Amount: \$127,154.70
2. AECOM – Port Manchac Site Improvements – Phase IV
For professional services Nov. 19, 2022 – Feb. 17, 2023
Inv# 2000726751 Amount: \$6,947.77
3. Cashe, Coudrain & Bass
Services rendered through February 28, 2023
Inv. #124720 Matter #4623-1 Amount: \$960.00
4. Ragland, Aderman & Associates
Project 492022058
Inv# 492022058.BLDG2.3 Amount: \$2,930.00

Commissioner DePaula suggested holding the invoice for A-Lert Roof System until the work on Warehouse Building #3 was checked by the engineers to ensure what was billed by A-Lert had been properly completed. The ports engineer, Jim Ragland told the Commission that he would be “glad to look at it on your behalf”.

It was moved by Commissioner Roper and seconded by Commissioner DePaula that the Commission approve for payment the invoices presented by Commissioner/Treasurer Schliegmeyer, Jr. for AECOM, Cashe Coudrain & Bass and Ragland, Aderman & Associates. The invoice for A-Lert Roof System will be held pending receipt of the construction monitoring report by the port’s engineer, Jim Ragland.

Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

NEW BUSINESS

1. Chemical Spill –

EQ & EPA update

Executive Director Patrick Dufresne told the Commissioners there was an incident at the port on Mardi Gras day that happened when one of the rail cars was being unloaded. He said a valve on top of a rail car burst as it was being unloaded causing the release of a small amount of hydrochloric acid. He said the Department of Environmental Quality (DEQ) was notified and on site quickly and determined that the spill was contained. He said by the time he arrived at the port the cleanup was in process. Mr. Dufresne apologized to the Commissioners for not notifying them and said he “will certainly let everybody know immediately when we have another incident”. Andy Parker with Premier Chemicals spoke to the Commissioners and said that the Louisiana State Police and the DEQ arrived at the port “within minutes” of being notified. He said it was estimated by the DEQ that less than 50 gallons came out of the rail car valve and that it was “a very small spill”. He told the Commissioners that the environmental remediation company Oil Mop was called to the port and disposed of the chemicals, likely to an industrial waste site. Mr. Parker said the chemicals are “gone”, and as a safety precaution, the

ground around the spill had been dug up and removed and was replaced. Mr. Parker was asked if there were any injuries and he explained that as the workers were preparing to transfer the acid (identified as muriatic acid) one employee had a “little bit of acid that came over his helmet and down the back” and suffered some skin irritation, noting that the employee had lost no time from work. Mr. Parker was asked “what was it that spilled” and he replied “muriatic acid”, saying that muriatic acid is used for “thousands of different things”, but mainly used for water treatment and pH control. Mr. Parker stated that the DEQ came out several times during the cleanup process and said, “We’re good for now.” He said that he was waiting on the final reports and expects that the DEQ will require Premier Chemicals to perform at least one additional test on the soil but expects no contamination. Regarding the spill, Mr. Parker said “It’s not great that it happened, but it happened. Clearly it was not anything that anybody did wrong.” Commissioner Roper asked if the STPPC had a policy in place regarding the right to inform local government and others concerning incidents at the port. Mr. Dufresne said going forward the policy would be to call, but Commissioner Roper said we may want to develop a written policy for our (STPPC) benefit. Port attorney, Andre Coudrain agreed to work with Executive Director Patrick Dufresne to develop a STPPC emergency response notification policy listing those to be notified in the event of any incidents at the port, to be placed in the STPPC policy and procedures manual.

2. Barge Dock Repair

a) Resolution

Executive Director Patrick Dufresne told the Commissioners that the barge dock in front of Warehouse Building #2 had suffered some damage during Hurricane Ida, and that he had received \$13,500.00 from FEMA for an engineering repair estimate. A resolution was initiated for Ragland and Associates to create a scope of work and RFP for the barge dock repair. Mr. Dufresne recommended that the ports engineer perform a study on the dock to make sure that the dock is safe. Commissioner DePaula also stated that the dock should be assessed first to make sure it is safe. Commissioner/Secretary Roper read the resolution.

At a regular meeting of the South Tangipahoa Parish Port commission held on March 8, 2023 the following resolution was introduced and adopted; to wit:

Moved by and seconded by that the Commission authorize Patrick J. Dufresne, Executive Director, to enter into an agreement with Ragland, Aderman and Associates for professional engineering services to develop scope of work and Request for Proposals (RFP) for the barge dock repair located adjacent to Warehouse Building #2 at the Port Manchac inter-modal terminal, not to exceed \$13,500.00 The RFP advertisement will be placed in the STPPC’s Official Journal of Record for a period of 45-days and the project will be awarded to the lowest-qualified bidder in accordance with all State of Louisiana bid law. In addition, the awarded contractor must perform the repair work in accordance with all related local and State of Louisiana permit rules and regulations.

Before voting on the resolution, the port’s engineer, Jim Ragland said he would like to perform a site inspection to “look at what needed to be done”. He said then he can develop a scope of work to be done, with engineering and drawings then move forward with recommendations. He said this will be more than a narrative scope. After discussion, the Commissioners decided that the barge dock should be assessed before agreeing to a resolution for repair, and the original resolution was tabled. Mr. Ragland was asked about the engineering costs, and he said it would just be the hourly rate and shouldn’t take more than a day at the dock. The Commissioners agreed to an alternate motion authorizing the port director to engage the port’s engineer for this service.

A motion was made by Commissioner Schliegelmeyer and seconded by Commissioner Joubert to authorize Patrick Dufresne, Executive Director to engage Ragland, Aderman and Associates to perform a visual assessment of the barge dock at the normal hourly rate on their standard schedule and report their findings to the Executive Director, Patrick Dufresne.

Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegelmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

Remarks:

Patrick Dufresne, Executive Director, thanked everyone for attending today. Having no further business, a motion for adjournment was made by Commissioner Roper and seconded by Commissioner DePaula.

Motion passed. Yeas: 5 Ferrara, Joubert, Roper, Schliegelmeyer, Jr., DePaula. Nays: 0 Absent: 1 Sims

Meeting adjourned 10:15 am.

Tina Roper, Secretary STPPC

Daryl Ferrara, President STPPC