

WEST ST. MARY PARISH PORT, HARBOR & TERMINAL DISTRICT

MEETING MINUTES

JULY 5, 2022

6:00 P. M.

The meeting was called to order by Mr. Greg Paul, President of the Port Commission. Mr. Paul led in the Pledge of Allegiance. Ms. Lanceslin gave the Invocation. A roll call resulted in the following:

Present:

Absent:

Donna Lanceslin
Greg Paul
Will Terry
Murphy Pontiff
Joseph Phillips
Joel Authement
Joseph Tabb

Willie Peters
Sam Jones

Also present at the meeting were Mr. Gerald Thibodeaux of Kolder, Slaven & Company, Mr. Eric Duplantis, Port Attorney, Mr. David Allain, Executive Director, Ms. Marguerite Robinson of Teche Talk, Mr. Reid Miller of Millers Engineers and Ms. Brandy Pennison, Administrative Assistant for the Port.

A motion was made by Mr. Terry to dispense with the reading of the minutes of the June 7, 2022 meeting and to accept them as presented. The motion was seconded by Mr. Tabb. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Paul asked if there was any public comment – there was none.

Mr. Thibodeaux gave a report on the Annual Audit performed by Kolder, Slaven & Company for the year ending December 31, 2021. Mr. Thibodeaux reported that the Port received an Unmodified Opinion, which is the best opinion that can be received. He reported that the Port's financial statements are fairly presented. There were no significant deficiencies to report and also no non-compliances to report. He also reported that because the Port received and expended a certain amount of Federal Funds, a separate audit had to be performed in addition to the Regular Audit. The opinion on this audit is also Unmodified, which means that the Port complied with the provisions and requirements for that particular grant. There were no material weaknesses or deficiencies to be reported. Discussion followed. Mr. Tabb made a motion to adopt and accept the Audit as presented. Mr. Terry seconded the motion. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Allain reported that he met with Mr. Duplantis concerning the Sugar Warehouse lease. The Port has received a letter of no objection from the Louisiana Department of Environmental Quality releasing the Port from any obligations to continue with Phase II. The lease should be signed within the next couple days. Ms. Lanceslin made a motion on the Resolution Certifying Compliance with the Public Bid Laws on the Sugar Warehouse project. Mr. Phillips seconded the motion. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Miller reported that three contractors bid on submitted bids for demolition of existing buildings at the site of the proposed sugar warehouses. Southern Constructors bid in the amount of \$247,000.00, ARL Construction bid in the amount of \$356,000.00 and Frisco Industrial Contractors bid in the amount of \$358,000.00. Millers Engineers

recommended that Southern Constructors be awarded the bid in the amount of \$247,000.00. Mr. Paul asked if there would be a certain time Southern Constructors would be able to start demolition. Mr. Miller responded that typically it would be within 60 days time frame after the contract is signed. A motion was made by Mr. Tabb to Award the Project for Site Demolition to Southern Constructors. Mr. Terry seconded the motion. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Allain recommended that the Port surplus the equipment left in the Baldwin Campus warehouse before demolition begins. A list of surplus items was given to the Commissioners. Mr. Tabb made a motion to Surplus the equipment. Mr. Phillips seconded the motion. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Allain reported that offices at the Baldwin Campus have asbestos in the ceiling tiles and floors and has to be abated before demolition. He reported that he heard from a few abatement companies and Gill Industries, Ltd. was the lowest at \$27,000.00. He explained that the abatement has to be done before any demolition can begin. Ms. Lanceslin made a motion authorizing Mr. Allain to Execute a Contract for Asbestos Abatement at the Baldwin Warehouse. Mr. Terry seconded the motion. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously.

Mr. Allain stated he had nothing to report on the Contact List for Prospective Clients.

Mr. Miller reported on the Training Facility – there is a Change Order Request #3 – which is for circuits to go in the bathroom for the hand dryers that was not in the original plans. Mr. Tabb made a motion for the Change Request to be paid in the amount of \$1,179.75. Mr. Terry seconded the motion. The motion carried unanimously.

Mr. Miller reported that there were still some punch list items to be addressed on the Training Facility. Discussion followed. Mr. Terry made a motion for Contractor's Application for Payment # 15 to ARL Construction in the amount of \$18,820.70. Mr. Terry seconded the motion. The motion carried unanimously.

Mr. Terry made a motion to sign the Certificate of Substantial Completion. Mr. Tabb seconded the motion. The motion carried unanimously.

Mr. Duplantis reminded the Commissioners to complete the online Ethics Training and online Preventing Sexual Harassment Training by the end of the year.

Mr. Miller had nothing else to report for the Engineer's Report.

There being no further business to be discussed, Mr. Authement made a motion to adjourn the meeting. The motion was seconded by Mr. Tabb. Mr. Paul asked if there was any discussion or opposition – there was none. The motion carried unanimously and the meeting adjourned at 6:35 P.M.

Signed



Murphy Pontiff, Secretary