

**PORT OF IBERIA DISTRICT  
BOARD OF COMMISSIONERS  
REGULAR MEETING – TUESDAY, OCTOBER 15, 2019  
PORT ADMINISTRATIVE OFFICE – 5:30 P.M.  
MINUTES**

The Regular meeting of the Port of Iberia District Board of Commissioners was called to order by Commissioner Elbridge “Smitty” Smith, III, Board President, at the Port of Iberia Administrative Office, on Tuesday, October 15, 2019, at 5:30 P.M.

In attendance were Commissioners Elbridge “Smitty” Smith, III, President, Mark Dore’, Vice-President, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Also present by telephone conference was Joanna D. Durke, Administrative Assistant.

Commissioners Danny J. David, Sr., Secretary – Treasurer and Shane Walet were absent.

Also present were Craig Romero, Executive Director, Tracy Boudreaux, Bookkeeper-Secretary, Brandi Landry, Receptionist-Secretary, and Ray Allain, Port Attorney.

Thus, with a quorum being acknowledged, Commissioner Mark Dore’ recited the opening prayer and the Pledge of Allegiance.

I. APPROVAL OF MINUTES – Regular Meeting Thursday, August 29, 2019.

Regular Meeting Tuesday, September 17, 2019.

On a motion by Commissioner Simieon d. Theodile, and seconded by Commissioner Mark Dore’, the Commission approved the minutes of the Regular Meeting held on August 29, 2019.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

On a motion by Commissioner Roy A. Pontiff, and seconded by Commissioner Simieon d. Theodile, the Commission approved the minutes of the Regular Meeting held on September 17, 2019.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:

- (a) Budget Summary for Three (3) Months Ending September 2019.
- (b) Discuss/Consider Amendment to the POI FY 2019-2020 Budget as it Relates to Hurricane Barry Expenses.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Mark Dore', to approve and authorize amending the POI FY 2019 – 2020 Budget for the addition of a budgetary line item "Hurricane Expenses" to the POI FY 2019-2020 Budget with an amount of \$27,000.00; and motion further acknowledges that this was necessary as a result of Hurricane Barry which occurred on July 13, 2019.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

- (c) Listing of Tenant Lease Billings for 2019.
- (d) Listing of Boat Stall Tenant Lease Billings for 2019.
- (e) Approve Payment of Bills & Checks Issued During Interim Period.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Simieon d. Theodile, to approve and authorize the payment of bills for September 2019, and ratify those paid during the interim period.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

III. MR. JOEY BELFOUR, VICE-PRESIDENT OF OPERATIONS, CUSTOM COMPRESSION SYSTEMS, TO ADDRESS THE BOARD REGARDING LEASING PROPERTY FROM THE POI.

A motion was made by Commissioner Roy A. Pontiff, and seconded by Commissioner Simieon d. Theodile, to approve and authorize the Executive Director to negotiate a Lease Agreement between Custom Compression Systems and the Port of Iberia regarding Site B-2 at the POI West Yard (24.5 acres) and bring back to the Board for review and approval.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

IV. DISCUSS POLICIES AND PROCEDURES COMMITTEE RECOMMENDATIONS & FINDINGS FROM FRIDAY, MAY 10, 2019 COMMITTEE MEETING:

(a) Discuss/Review Port of Iberia District Policies & Procedures.

(b) Discuss/Review Lease Provisions Relative to Maintenance/Improvements.

Board President Elbridge “Smitty” Smith, III stated that the above Agenda item would be tabled until the next board meeting held in November 2019.

V. REPORT FROM MR. GERALD GESSER, GESSER GROUP, APC ON:

(a) All Points Brick Office Building (“Building A”)

{1} Status Report – Hurricane Barry Flood Damage Evaluation.

(b) All Points Equipment Company, LLC Fabrication/Warehouse Building (“Building C”):

{1} Status Report – Roof Replacement.

{2} Discuss/Consider Modular Construction Company, Inc. Application for Payment No. 1.

A motion was made by Commissioner Simieon d Theodile, seconded by Commissioner Mark Dore’, to approve and authorize the Request for Payment of Application No. 1 to Modular Construction Co. Inc. in the amount of \$82,975.00 for All Points Equipment Company, LLC Warehouse Building “C” Roof Replacement; in accordance with contract dated September 3, 2019.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

{3} Status Report – Folding Door Repairs (Rear Door / Wall Replacement).

A motion was made by Commissioner Mark Dore’, and seconded by Commissioner Roy A. Pontiff, to approve and accept the bids received on October 9, 2019 regarding the Folding Door Repairs (Rear Door/Wall Replacement) Project; and further award the contract to the lowest responsible bidder Modular Construction Co. Inc. in the amount of \$57,096.00 to repair the rear folding door and wall replacement at All Points Warehouse

Building “C”; and motion further authorizes the Board President to execute the Contract, contingent upon the legal review and approval by the Port Attorney.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

(c) All Points Equipment Company, LLC Fabrication/Warehouse Building (“Building D”):  
{1} Status Report – Exhaust Fans.

(d) Former Central Gulf Yard/Office Building (Bldg A) & Receiving Building (Building B):  
{1} Status Report for Building B.

(e) Port of Iberia Administrative Office Building: (Generator Replacement; Aqua Dam Flood Control Structure.  
{1} Status Report – Emergency Generator Replacement.

{2} Status Report – Aqua Dam Flood Control Structure.  
\*\*\*Update on Advertisement of Bids.  
\*\*\*Umbrella Coverage.

A motion was made by Commissioner Roy A. Pontiff, seconded by Commissioner Simieon d. Theodile to waive the Port’s insurance requirement regarding the \$1 Million Umbrella Coverage for the Aqua Dam Flood Control Structure project.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

(f) Proposed Emergency Command Center/File Storage Building:  
{1} Status Report – Proposed Design & Budget Estimate.  
(Port Improvement & Development Committee).

The above Agenda item will be discussed at a Port Improvement & Development Committee to be held in the coming weeks and will be brought back to the full Board.

- (g) Superior Derrick Facility:
  - {1} Status Report – Two (2) Story Office Building “B” (Demolition/Vandalism).
  - {2} Status Report Fabrication/Warehouse Building “C”.

- (h) POI West Yard Fabrication Building B:
  - {1} Status Report – Hurricane Barry Storm Damages (Flood Clean-up).
  - {2} Discuss/Consider Wilson Janitorial Invoice No. 2019-111.

A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Mark Dore’, to approve and authorize the payment of Invoice Number 2019-111 to Wilson’s Janitorial Services, Inc. in the amount of \$5,700.00 for cleaning debris from floors, wipe walls, wipe doors, and clean windows at Building “B” at the POI West Yard.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

- (i) Ram Design Warehouse:
  - {1} Status Report – Hurricane Barry Damages (Permanent).
  - {2} Discuss/Consider Kerne Construction’s Invoice No. 1371.

A motion was made by Commissioner Simieon d. Theodile, seconded by Commissioner Mark Dore’, to approve and authorize the payment of Invoice Number 1371 to Kerne Construction, Inc. in the amount of \$6,700.00 for partial payment of the permanent skylight covers at the RAM Design Warehouse.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge “Smitty” Smith, III, Mark Dore’, Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

- (j) Logan Industries Office Building B:
  - {1} Status Report Hurricane Barry Damages.

- (k) General:
  - {1} Insurance Wind Coverage
    - (a) Status Report – Hurricane Barry Damages.
  - {2} Insurance Flood Coverage
    - (a) Status Report – Hurricane Barry Damages.

VI. LOUISIANA PORT CONSTRUCTION & DEVELOPMENT PRIORITY PROGRAM  
SPN H.011928 "EAST & WEST YARD" EXPANSION & SITE IMPROVEMENTS  
PROJECT:

- (a) Report from Mr. Oneil Malbrough of GIS Engineering, LLC. on:
  - {1} Update on Status of West Yard Expansion Project.
  - {2} Update on Office Building A Repairs.
    - (a) Update on Coordination with the LA DOTD on Building A & Building G & H Submittals.

There was no update on the above agenda items.

- (b) Building A Parking Lot Update.
  - {3} Drainage Update.
  - {4} Discuss/Approve GIS Engineering, LLC Invoice Number 70002837.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Roy A. Pontiff, to approve and authorize the payment of Invoice Number 70002837 to GIS Engineering, LLC in the amount of \$2,600.00 for the period September 1, 2019 thru September 30, 2019 which includes September activities for coordination with contractors for Building A parking and coordination and submittals to LA DOTD for Building A work; in accordance with contract dated August 21, 2018.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', Larry G. Rader, Roy A. Pontiff, and Simieon d. Theodile.

Nays: None.

Absent at Voting: Danny J. David, Sr. and Shane Walet.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

- (b) Report from Port Attorney on:
  - {1} POI West Yard if Applicable.

There was no update on the above agenda item.

- (c) Report from Executive Director on:
  - {1} Status/Update on POI West Yard.

There was no update on the above agenda item.

VII. REPORT FROM MR. ONEIL MALBROUGH AND MS. LEAH SELCER OF GIS  
ENGINEERING, LLC ON:

- (a) Port Millennium Expansion Phase III Project – Site Excavations & Dredging.
  - {1} Update on the Status of the Port Millennium Expansion Phase III Project.

There was no update on the above agenda item.

(b) AGMAC Project General Engineering and Consulting Services:

- {1} Update on Status of AGMAC Project.

There was no update on the above agenda item.

- {2} AGMAC Port's Maintenance Dredging Permit Update.

- {3} Bank Stabilization Project.

A motion was made by Commission Roy A. Pontiff, seconded by Commissioner Mark Dore', to approve and authorize the expenditure not to exceed \$1 Million Dollars for the construction of the Bank Stabilization of Chart, Dynamic, and All Points; and motion further accepts and approves the proposal submitted by GIS Engineering dated October 10, 2019 for engineering services in the amount of \$207,588.00 all to be reimbursed by the LA DOTD Capital Outlay Program; and the motion further approves and authorizes the Executive Director to execute a contract between GIS Engineering, LLC and the Port of Iberia contingent upon the legal review and approval by the Port Attorney.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', and Roy A. Pontiff.

Nays: Larry Rader.

Absent at Voting: Danny J. David, Sr., Shane Walet, and Simieon d. Theodile.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

- {4} Discuss/Approve GIS Engineering, LLC Invoice Number 70002836.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Larry Rader, to approve and authorize the payment of Invoice Number 70002836 to GIS Engineering, LLC in the amount of \$3,075.00 for the period August 28, 2019 thru September 27, 2019 which includes August and September activities for the general engineering services contract including meetings and preparation of permit updates and capital outlay submittal, in accordance w/contract effective date of January 20, 2016, Amendment #1 August 16, 2016, Amendment #2 dated December 20, 2016, and Amendment #3 effective December 20, 2017.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', Larry G. Rader, and Roy A. Pontiff.

Nays: None.

Absent at Voting: Danny J. David, Sr., Shane Walet, and Simieon d. Theodile.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

(c) AGMAC Phase I Dredging Project:

- {1} AGMAC Dredging Project – Update on Permit.

- {2} AGMAC Dredging Project – Pipeline Coordination.

- {3} Landowner Coordination.

There was no update on the above agenda item.

{4} Discuss/Approve GIS Engineering, LLC Invoice Number 70002838.

A motion was made by Commissioner Larry Rader, seconded by Commissioner Mark Dore', to approve and authorize the payment of Invoice Number 70002838 to GIS Engineering, LLC in the amount of \$36,212.97 for the period of August 27, 2019 thru September 30, 2019 which includes September activities meetings and coordination with pipeline companies requiring relocation, coordination with pipeline companies requiring engineered cover, preparation of figures for pipeline relocation, preparing permit and permit figures, disposal site location analysis and site meetings.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', Larry G. Rader, and Roy A. Pontiff

Nays: None.

Absent at Voting: Danny J. David, Sr., Shane Walet, and Simieon d. Theodile.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

(d) Update on Capital Outlay 2020-2021 Request (due 11/1/19).

Mr. Oneil Malbrough stated that he was able to meet with Mr. Chris Collins, LA DOTD, and the Port has \$17,270,957 in Priority 2 and Priority 5. GIS Engineering is currently working on the new Capital Outlay request. Mr. Oneil Malbrough stated that they will resubmit a request to move the \$8.5 Million that is currently in Priority 5 to Priority 2 and add \$5 Million to \$7 Million in Priority 5.

#### VIII. REPORT FROM PORT ATTORNEY ON:

(a) Update on Henry Bernard Property Located Behind the POI Administrative Office.

{1} Status of Navigation Servitudes on Bernard Canal.

#### IX. REPORT FROM EXECUTIVE DIRECTOR ON:

(a) Discuss/Consider Kourco Environmental Services Invoice Number 25530 for Services Provided (as a result of Hurricane Barry July 2019) for Oil Spill (Lots 23 – 26) at Port of Iberia Which Includes Invoice from Kent Energy Environmental & Material Services.

A motion was made by Commissioner Mark Dore', seconded by Commissioner Roy A. Pontiff, to approve and authorize the payment of Invoice Number 25530 to Kourco Environmental Services in the amount of \$4,829.60 for services provided as a result of Hurricane Barry July 2019 for the oil spill at Lots 23 – 26 at Port of Iberia; and motion further acknowledges that Invoice 25530 includes an invoice from Kent Energy Environmental & Material Services.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Elbridge "Smitty" Smith, III, Mark Dore', Danny J. David, Sr., Larry G. Rader, and Roy A. Pontiff



Nays: None.

Absent at Voting: Danny J. David, Sr., Shane Walet, and Simieon d. Theodile.

And the motion was therefore passed on this the 15<sup>th</sup> day of October, 2019.

(b) Discuss RAM Design Primary Term of Lease Agreement Expiring on December 31, 2019 (Tract "L" – 18.130 acres located on the POI Millennium Expansion Phase II Property Site).

{1} Mr. Harinder Arya (Joulon).

(c) Executive Director's Monthly Report.

(d) Announcements:

X. ADJOURNMENT.

On a motion made by Commissioner Roy A. Pontiff, and seconded by Commissioner Mark Dore', the meeting was adjourned at 6:53 p.m.