

Minutes of a meeting of the Plaquemines Parish Council, as the Sole Governing Authority of the Plaquemines Port, Harbor & Terminal District, held at the Pointe-a-la-Hache Courthouse Council Chambers, 18055 Highway 15, Pointe-a-la-Hache, Louisiana on Thursday, October 27, 2022, at 3:00 p.m., pursuant to notice to all members with a quorum present as follows:

PRESENT: Commissioner Benedict Rousselle, Chairman
Commissioner John L. Barthelemy, Jr.
Commissioner Nancy LaHaye
Commissioner Corey Arbourgh
Commissioner Stuart J. Guey
Commissioner Trudy Newberry
Commissioner Carlton M. LaFrance, Sr.
Commissioner Richie Blink
Commissioner Mark Cognevich

Kim M. Toups, Secretary

Sandy Sanders, Melissa Folse Oubre and Christie Nielsen were present representing the Port.

The Prayer was said and the Pledge was recited.

There being no matters under Agenda Item 2, "Executive Session", Commissioner Rousselle moved to Agenda Item 3, "Status Report by the Executive Port Director". Without objection, so ordered. Sandy Sanders had nothing to report; however the Port Proposed 2023 Budget book was distributed. Today was the last Port, Harbor & Terminal District meeting for Sandy Sanders and various Commissioner members wished him well in his future endeavors and thanked him for the he has done for the Port.

Chambrel Riley-Williams was not present at the meeting; therefore, there was nothing to report under Agenda Item 3a, "Financial Report/Budget to Actual".

Commissioner Rousselle moved to Agenda Item 4, "Bids and Advertisements". Without objection, so ordered.

RESOLUTION NO. 22-246

On motion of Commissioner Rousselle, seconded by Commissioner LaFrance, and on roll call all members present and voting "YES", the following Resolution was adopted:

A Resolution authorizing the acceptance of bids for furnishing Bulk Diesel Fuel for the Plaquemines Port Harbor & Terminal District for a period of one (1) year; and otherwise to provide with respect thereto.

WHEREAS, after due advertisement bids were received on October 19, 2022 for furnishing Bulk Diesel Fuel for the Port from the following: Tri-State Oil Company and Jobbers Oil Transport Co. all bids are on file in the Port Director of Administration's Office and made a part hereof by reference to; and

WHEREAS, Maynard J. Sanders, Executive Director, recommends the acceptance of the low bid of

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby authorizes Maynard J. "Sandy" Sanders, Executive Port Director, to enter into a contractual agreement with Tri-State Oil Company, P.O. Box 220, Belle Chasse, LA., for furnishing Bulk Diesel Fuel for the Port, beginning October 25, 2022 and ending October 24, 2023.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT as the governing authority of the Plaquemines Port Harbor & Terminal

District that it hereby authorizes the Plaquemines Port Harbor & Terminal District to issue purchase orders to Tri-State Oil Company, P.O. Box 220, Belle Chasse, LA for furnishing Bulk Diesel Fuel for the Port use, all in accordance with bids submitted by said vendor on October 19, 2022, on file in the Port Director of Administration's Office.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby authorizes its Port Fiscal Officers to issue checks in payment of material, upon approval of invoices by authorized Port personnel.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directly to immediately certify and release this Resolution and that Port officials and employees are authorized to carry out the purposes of this Resolution, both without further reading and approval by the Plaquemines Parish Council.

Commissioner Rousselle moved to Agenda Item 5, "Introduction of Ordinances and Resolutions". The following legislation was introduced:

- 1) A resolution authorizing the Plaquemines Port, Harbor and Terminal District ("Plaquemines Port") to dispose of a 2006 travel trailer in unusable condition and miscellaneous scrap materials, in accordance with Louisiana statutes governing the disposal of movable property owned by a political subdivision of the state; and otherwise to provide with respect thereto. COMMISSIONER ROUSSELLE
- 2) An Ordinance adopting the Original Operating Budget of Revenues and Expenditures for the Plaquemines Port Harbor & Terminal District for the fiscal year beginning January 1, 2023, and ending December 31, 2023, and otherwise to provide with respect thereto. COMMISSIONER ROUSSELLE
- 3) An Ordinance adopting the Original Capital Improvement Budget for the Plaquemines Port Harbor & Terminal District for the five-year period beginning January 1, 2023, and ending December 31, 2027, and otherwise to provide with respect thereto. COMMISSIONER ROUSSELLE
- 4) A Resolution to provide Port employee's group coverages consisting of Health, Dental, Vision and Life for the policy period of January 1, 2023, through December 31, 2023, and otherwise to provide with respect thereto. COMMISSIONER ROUSSELLE
- 5) A Resolution to provide Insurance for the Plaquemines Port Harbor & Terminal District for all departments; Port Rescue Boats, Ferries and Port Assets for a period of January 1, 2023 through December 31, 2023; and otherwise to provide with respect thereto. COMMISSIONER ROUSSELLE

Commissioner Rousselle moved to Agenda Item 6, "Ordinances and Resolutions on second reading and final passage". Without objection, so ordered.

ORDINANCE NO. 22-131

The following Ordinance was offered by Commissioner Rousselle who moved its adoption:

An Ordinance authorizing Sandy Sanders, Executive Director of Plaquemines Port, Harbor and Terminal District, or his successor, to purchase land owned by Bryan A. Ragas; and otherwise to provide with respect thereto.

WHEREAS, through negotiations with Ragas, a recommendation is being made to approve the acquisition of property owned by Bryan A. Ragas, contiguous to property currently owned by Plaquemines Port Harbor and Terminal District; and

WHEREAS, the property has been appraised, and the fair market value has been calculated to be \$ 130,000.00; and

WHEREAS, the negotiations between Bryan A Ragas, and the Port recognize a total purchase price of said property for \$130,000.00 for Lot 3 Pointe Celeste Farms S/D, currently owned by Bryan A Ragas; and

NOW, THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE GOVERNING AUTHORITY OF THE PORT, HARBOR AND TERMINAL DISTRICT THAT:

SECTION 1

It hereby authorizes and directs Maynard Sanders, Executive Director of the Plaquemines Port, Harbor and Terminal District, or his successor, to acquire the land owned by Bryan A. Ragas, more fully described by the legal description attached hereto as Exhibit "A."

SECTION 2

The acquisition shall be for a purchase price of \$130,000.00 dollars plus closing cost for the transfer of ownership of the land at Lot 3 Pointe Celeste Farms S/D, currently owned by Bryan A. Ragas, to the Plaquemines Port, Harbor and Terminal District.

SECTION 3

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port employees and officials are authorized to carry out the purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

WHEREUPON, in open session the above Ordinance was read and considered section by section and as a whole.

Commissioner LaFrance seconded the motion to adopt the Ordinance.

The foregoing Ordinance having been submitted to a vote, the vote resulted as follows:

YEAS: Commissioners John L. Barthelemy, Jr., Nancy LaHaye, Corey Arbourgh, Stuart J. Guey, Benedict Rousselle, Trudy Newberry, Carlton M. LaFrance, Sr., Richie Blink and Mark Cognevich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING:

And the Ordinance was adopted on this the 27th day of October, 2022.

ORDINANCE NO. 22-132

The following Ordinance was offered by Commissioner Rousselle who moved its adoption:

An Ordinance authorizing Sandy Sanders, Executive Director of Plaquemines Port, Harbor and Terminal District, or his successor, to purchase land owned by M&S Adventures, LLC., through Deborah Ann White (collectively "White"); and otherwise to provide with respect thereto.

WHEREAS, through negotiations with White, a recommendation is being made to approve the acquisition of property owned by White, and known as one of the "piano keys"; and

WHEREAS, the property has been appraised, by three appraisers; and

WHEREAS, the negotiations between White and the Port recognize a total recommended purchase price of said property for \$402,000 for Lot 50B, Pointe Celeste Farms S/D, currently owned by White; and

NOW, THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE GOVERNING AUTHORITY OF THE PORT, HARBOR AND TERMINAL DISTRICT THAT:

SECTION 1

It hereby authorizes and directs Maynard Sanders, Executive Director of the Plaquemines Port, Harbor and Terminal District, or his successor, to acquire the land owned by M&S Adventures, LLC., with Deborah Ann White as its sole member, more fully described by the legal description attached hereto as Exhibit "A."

SECTION 2

The acquisition shall be for a purchase price of \$402,000 plus closing cost for the transfer of ownership of the land at Lot 50B Pointe Celeste Farms S/D, currently owned by M&S Adventures, LLC, Deborah Ann White, to the Plaquemines Port, Harbor and Terminal District.

SECTION 3

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port employees and officials are authorized to carry out the purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

WHEREUPON, in open session the above Ordinance was read and considered section by section and as a whole.

Commissioner LaFrance seconded the motion to adopt the Ordinance.

The foregoing Ordinance having been submitted to a vote, the vote resulted as follows:

YEAS: Commissioners John L. Barthelemy, Jr., Nancy LaHaye, Corey Arbourgh, Stuart J. Guey, Benedict Rousselle, Trudy Newberry, Carlton M. LaFrance, Sr., Richie Blink and Mark Cognevich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 27th day of October, 2022.

ORDINANCE NO. 22-133

The following Ordinance was offered by Commissioner Rousselle who moved its adoption:

An Ordinance to amend the Plaquemines Port, Harbor & Terminal District's 2022 Revenue & Operating Expenditure Budget; otherwise to provide with respect thereto.

WHEREAS, the Port is continuing efforts for Port Development; and

WHEREAS, the Port has entered multiple purchase sales agreements for multiple property sites within the Port's campus; and

WHEREAS, amendments to the 2022 Revenue & Operating Expenditure Budget in the amount of \$155,000 is necessary to complete funding for the Port's Piano Key purchases for the budget

year 2022;

NOW, THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE GOVERNING AUTHORITY OF THE PORT, HARBOR AND TERMINAL DISTRICT THAT:

SECTION 1

The Plaquemines Port, Harbor & Terminal District's 2022 Operating Expenditure Budget is amended by appropriating \$155,000 from the Port's Land Fund Balance as follows:

445 Plaquemines Port, Harbor & Terminal District Fund

490 Plaquemines Port, Harbor & Terminal District

2468 Land Acquisition 568.110 Property- Acq Land Inc \$155,000

SECTION 2

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Parish employees and officials are authorized to carry out the purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

WHEREUPON, in open session the above Ordinance was read and considered section by section and as a whole.

Commissioner Guey seconded the motion to adopt the Ordinance.

The foregoing Ordinance having been submitted to a vote, the vote resulted as follows:

YEAS: Commissioners John L. Barthelemy, Jr., Nancy LaHaye, Corey Arbourgh, Stuart J. Guey, Benedict Rousselle, Trudy Newberry, Carlton M. LaFrance, Sr., Richie Blink and Mark Cognevich

NAYS: None

ABSENT: None

PRESENT BUT NOT VOTING: None

And the Ordinance was adopted on this the 27th day of October, 2022.

Commissioner Rousselle filled in the blanks for Item 6c:

RESOLUTION NO. 22-247

On motion of Commissioner Rousselle, seconded by Commissioner LaFrance, and on roll call all members present and voting "YES", the following Resolution was adopted:

A Resolution authorizing and directing the Plaquemines Port, Harbor and Terminal District Chairman ("Port Chairman") to enter into an Employment Contract with Charles Tillotson for services as Port Executive Director, by signing the Employment Contract; to enter into said contract for a term of two (2) years; authorizing and directing the Port Chairman to sign the documents to enter into the contract by the close of business on November 4, 2022; and otherwise to provide with respect thereto.

WHEREAS, it is the desire of this Council to enter into a contract for services regarding work as Port Executive Director for the Plaquemines Port, Harbor & Terminal District with Charles Tillotson for a term of two (2) years from the effective date of the Employment Contract.

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT it hereby authorizes and directs the Plaquemines Port, Harbor and Terminal District Chairman (“Port Chairman”) to enter into an Employment Contract with Charles Tillotson for services as Port Executive Director, in an initial amount of \$220,000 annually, by signing the Employment Contract, as approved by the Plaquemines Parish Council, to enter into said contract for a term of two (2) years.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT it authorizes and directs the Port Chairman to sign the documents to enter into the contract by the close of business on November 4, 2022.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Port employees and officials are authorized to carry out the purposes of this Resolution, both without further reading and approval by the Plaquemines Parish Council.

Commissioner Rousselle filled in the blanks for Item 6d:

RESOLUTION NO. 22-248

On motion of Commissioner Rousselle, seconded by Commissioner LaFrance, and on roll call all members present and voting “YES”, the following Resolution was adopted:

A Resolution establishing the date, time and place of public hearings on the proposed 2023 Operating Budget and Capital Improvement Budget as submitted by the Executive Director of the Plaquemines Port, Harbor & Terminal District; to authorize the Council Secretary to place the necessary Public Notice in the Plaquemines Gazette; and otherwise to provide with respect thereto.

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby establishes budget hearings on the proposed 2023 Operating Budget and the proposed Capital Improvement Budget for the years 2023, 2024, 2025, 2026 and 2027 for the Plaquemines Port, Harbor & Terminal District on Wednesday, November 16, 2022, beginning at 9:00 a.m. in the Council Chambers located at 333 F. Edward Hebert Blvd., Building 203, Belle Chasse, Louisiana.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT the proposed Operational Budget for the year 2023 and the Proposed Capital Improvements Budget covering a period of at least 5 years , as submitted by the Executive Director will be available for public inspection at all Parish Public Libraries and at the Port Office Building located at 8056 Hwy. 23, 3rd Floor, Belle Chasse, Louisiana, by request due to Covid restrictions.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby authorizes and directs the Secretary of this Council to place the necessary advertisement in the Port Official Journal.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Port employees and officials are authorized to carry out the purposes of this Resolution, both without further reading and approval by the

Plaquemines Parish Council as the governing authority of the Plaquemines Port, Harbor & Terminal District.

Commissioner Blink filled in the blank for Item 6e:

RESOLUTION NO. 22-249

On motion of Commissioner Blink, seconded by Commissioner Cognevich, and on roll call all members present and voting “YES”, the following Resolution was adopted:

A Resolution of the Plaquemines Parish Council, acting as the sole governing authority of the Plaquemines Port, Harbor and Terminal District, directing the Port staff to provide a report to the Council in regard to a passenger terminal; and otherwise to provide with respect thereto.

WHEREAS, pursuant to LRS 34:1351, the Plaquemines Port, Harbor and Terminal District is declared to be and constituted a port, harbor and terminal district pursuant to Section 31 of Article XIV of the Constitution of the State of Louisiana for the year 1921, as amended, said Plaquemines Parish Port Authority shall hereafter be known as the Plaquemines Port, Harbor and Terminal District and shall have territorial limits coextensive with the parish of Plaquemines, Louisiana; and

WHEREAS, pursuant to LRS 34:1360, the Plaquemines Port, Harbor and Terminal District is empowered to own and have charge of, to administer, construct, operate and maintain wharves, warehouses, landings, docks, sheds, belt and connection railroads, shipways, canals, channels, slips, basins, locks, elevators and other structures and facilities necessary and proper for the use and development of the business of such district, including buildings and equipment for the accommodation of passengers and those used in the handling, storage, transportation and delivery of freight, express and mail within the District; and

WHEREAS, there is an opportunity to create a revenue stream to the Plaquemines Port, Harbor and Terminal District from passengers visiting historic Fort Jackson and other areas of interest in Plaquemines Parish by establishing a passenger vessel dock on the Mississippi River at or near historic Fort Jackson; and

WHEREAS, there would be added economic benefit to Plaquemines Parish from a passenger vessel dock on the Mississippi River at or near historic Fort Jackson; and

WHEREAS, the Council needs the following information with regard to establishing a passenger vessel dock on the Mississippi River at or near historic Fort Jackson: permits required, projected costs, projected fees and/or tariffs that could be charged, and a recommendation as to the most feasible location;

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE GOVERNING AUTHORITY FOR THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT, in furtherance of its authority under LRS 34:1351 and 1360, the Plaquemines Port, Harbor and Terminal District hereby expresses its intent to investigate the creation of a passenger vessel dock on the Mississippi River at or near historic Fort Jackson.

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE GOVERNING AUTHORITY FOR THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT, the Executive Director and the staff of the Plaquemines Port, Harbor and Terminal District are hereby directed to conduct the investigation to determine and identify the permits required, projected costs, projected fees and/or tariffs that could be charged related to a passenger vessel dock on the Mississippi River at or near historic Fort Jackson.

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE GOVERNING AUTHORITY FOR THE PLAQUEMINES PORT, HARBOR AND TERMINAL DISTRICT THAT, the Executive Director of the Plaquemines Port, Harbor and Terminal District is hereby directed to make a report to the Council at its regular meeting on December 8, 2022 and included therein information on the permits required, projected costs,

projected fees and/or tariffs that could be charged related to a passenger vessel dock on the Mississippi River at or near historic Fort Jackson.

Commissioner Rousselle moved Agenda Item 7, "New Business". Without objection, so ordered.

There were no matters to address under 7a.

Under Agenda Item 7b, "Discussion on Tract B-3", Port Deputy Director/Executive Counsel Melissa Folse Oubre announced that the Bid packet will go out in the next couple of weeks and they are glad the project is moving forward.

Rousselle moved to Agenda Item 8, "Approval of the Minutes". Without objection, so ordered.

RESOLUTION NO. 22-250

On motion of Commissioner Rousselle, seconded by Commissioner Barthelemy, and on roll call all members present and voting "YES", the following Resolution was adopted:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT it hereby approves the minutes of the October 13, 2022, regular Port Meeting as recorded by the Secretary of this Council.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Port employees and officials are authorized to carry out the purposes of this Resolution

There being no further business to come before this Council, on motion Commissioner LaFrance seconded by Commissioner Arbourgh, and on roll call all members present voting "YES", except the meeting adjourned at 3:38 p.m.

Chairman

Secretary

For a full transcript of discussions and presentations a video of this meeting is available for viewing on the Parish website www.plaqueminesparish.com or on YouTube.