

Speaker 1 ([00:00](#)):

We are recording.

Speaker 2 ([00:01](#)):

Alright, um, I'm gonna call the executive committee meeting of the New Orleans Regional Business Park Water Commissioners to order. Uh, today is Friday, September 29th and it is 12:48 PM Madam Secretary, please call the role

Speaker 3 ([00:23](#)):

Chairman. Hugs

Speaker 2 ([00:24](#)):

Here.

Speaker 3 ([00:25](#)):

I'm chair here. Secretary Church.

Speaker 2 ([00:31](#)):

Um, chairman Tatum and Chairman Jefferson should be listed as executive committee members, so I apologize for that.

Speaker 1 ([00:37](#)):

Well, no, actually I don't think they're all, they're not on the executive committee 'cause they're not officers. They're actually just chairpersons of committees. <inaudible>. Oh, you did? Oh, okay. Alright. Nevermind. I'm sorry. I'll change that. Jefferson and Tatum. Alright, you have a quorum.

Speaker 2 ([00:57](#)):

All right. Um, thank you.

Speaker 1 ([00:59](#)):

So you can proceed,

Speaker 2 ([01:00](#)):

Um, review and approval of the agenda. Are there any modifications to the agenda? If not, is there a motion to adopt the agenda? Um, chairman Jefferson moves second by Chairman Taan. Is that any objection? Without objection? Um, so, um, item number five, discussion and recommendation, um, regarding garden doctors landscaping contracts. Um, sh I'm not really sure why that's on this agenda. The, the, the wheelhouse for this really should be on the property committee, but I'm happy to tackle it, uh, since we hear it. So, um, what, what exactly is the recommendation for this committee to take regarding garden doctors?

Speaker 3 ([01:53](#)):

Mr. Chair? I don't know why it's, it's on here either, but we didn't have a property committee meeting at that property committee meeting. We were supposed to select off the menu. Mm-Hmm. <affirmative>

of items if it was different from what they proposed to do. Okay. Uh, what they want. And I know one of the things that, um, guard doctors put back to us is, you know what? They can't even finish everything that was over or anything because of the flood. And then they would want to know if we want to add dirt, uh, add field and all the other things that go with it. So I don't know what, what that puts us <affirmative>.

Speaker 1 ([02:52](#)):

And I think that if, if I might interject, I think you all needed to, as you said, select what they were going to do on their maintenance contract and thus, I guess that would affect the pricing of the maintenance contract depending on what you guys chose. Also, just from a legal standpoint, under Louisiana Law for a landscaping contract, I have to, when we do a contract, I need to draft in there a non appropriation clause. Clause that's, um, required to be in any, in the landscaping contract

Speaker 2 ([03:22](#)):

And for the benefit of the board. Um, Madam Council, can you just briefly explain what a non appropriation clause? Oh,

Speaker 1 ([03:27](#)):

A non appropriation clause basically just acknowledges that a public, uh, body is letting out this contract and therefore every time you all do your budget, which here, I think it's yearly, your grant, you know, your, your big overall budget, you guys would have to appropriate the money for the contract so that even if it was a two year or a three year contract, if in the second or third year you didn't appropriate the contract, the the money, then the contract would not be funded. That's what that means. Question

Speaker 2 ([03:58](#)):

Does that contract have to go off to bid All fee

Speaker 1 ([04:05](#)):

A a the formal bid, like the bidding for a, a contract for Public works, it's not a public works contract. Okay. Um, so, and I think that you guys did get the three informal estimates, or at least you tried to, okay. Mr. You guys tried to get three informal estimates on it. I mean, if you're uncomfortable with that, then you guys should discuss that. If you're uncomfortable with the efforts that were made, you should discuss that. Mm-Hmm. <affirmative>.

Speaker 2 ([04:36](#)):

I think the, the, the board already approved. Yeah, the selection of the company. Um, we approved the \$30,000, um, contract to do the emergency cleanup. So the last piece of this is finalizing and approving the long term monthly contract that we have not done. Vice chair 0.0, I thought you <laugh>. I'm sorry. I'm sorry. Alright. Um, I, I, I'll be honest, I have not looked at the menu, so since, since it was initially presented, so I don't, I don't know how, or if you all want to proceed on this today or if we want to admit this back to the property committee. Uh, chairman Jefferson, um,

Speaker 4 ([05:31](#)):

I did look at it. I didn't take any issue with it. I did look at the entire, uh, contract. I didn't take any issue with it. Um, the only difference I would say compared to them to appeal someone else is the amount of

times that they come to visit the site. That's the only difference I can see. Um, that will change the, um, the overall scope. I think they did. Yeah, they did. They did. I'm saying, what I'm saying is if it's another, uh, that comes in, either we call 'em 48 times a year or we call 'em 36 times a year. That's the only difference I could I see. That would change anything. So I mean, I, the amount of time that they plan to visit, I think it's appropriate for, um, the size of the property. And I think that the total, uh, cost is, am I today's name,

Speaker 2 ([06:20](#)):

But until we deal with this reservoir of water, I mean, can they effectively even do a monthly maintenance right now?

Speaker 5 ([06:28](#)):

Uh,

Speaker 4 ([06:30](#)):

You guys, so I went by yesterday, uh, yesterday, the post to the agenda and there's nothing that they can do in that center portion of the site.

Speaker 1 ([06:39](#)):

So,

Speaker 4 ([06:39](#)):

Sorry. Possible like it's, uh, it's, it's most definitely worse than what it was before.

Speaker 2 ([06:47](#)):

So that seems to be the, the thing we need to figure out. Mm-Hmm. <affirmative> how to resolve just this.

Speaker 4 ([06:53](#)):

I would still recommend that we go ahead and have them, um, maintain the site because everything outside of that, at least out of state, um, maintained and I don't want to pay that big fee again for them to come and, um, knock that back down to where it's management. So I mean, if we don't, um, I guess work something out with them to where they, where they know they can't get to that portion of it and maybe it could be prorated or something like that, just that portion of the field. I mean, I have no issue.

Speaker 5 ([07:23](#)):

I agree.

Speaker 2 ([07:29](#)):

Alright. Um, so what's your question?

Speaker 6 ([07:35](#)):

Question? Just so I'm know, I'm sorry, I I do not remember looking at the contract. How much?

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Speaker 2 ([07:47](#)):

3,500,

Speaker 5 ([07:50](#)):

You know, this name

Speaker 7 ([07:52](#)):

<laugh>

Speaker 5 ([07:53](#)):

Around 3,500 and, and I think if we, at the last board meeting discussed that 350 a month would be at porta and 300 would be common maintenance, not 3,500. So six 50 would come from the tenants for the, so in our pocket 2,800. And the reasoning between the difference is with that bottom being up front.

Speaker 7 ([08:43](#)):

So

Speaker 6 ([08:45](#)):

To split the cost over, they have agreed.

Speaker 1 ([08:50](#)):

Yeah. I mean they're only gonna pay 300 and uh, fee was \$350 and then out of the 3004 whatever, 400 and then, uh, and then Meyers is only gonna pay 300. I put it in Meyer's Lease. They didn't object. Mike Sherman accepted the three 50 on behalf of Ivano. Um, now the leases haven't begun yet. And from when my reading statute, the, the earliest you guys can sign either lease would be October 5th. So the leases would, I would have to maybe commencing October 5th. That'd be when they start paying because it's very small amount of money compared to what you're gonna be paying. Yeah.

Speaker 2 ([09:39](#)):

Alright. Is there any further discussion on this item? If not, uh, we, should

Speaker 4 ([09:47](#)):

I move to recommend accept the contract?

Speaker 7 ([09:53](#)):

Add for,

Speaker 1 ([09:54](#)):

There's not a contract, it's just a proposal. Proposal.

Speaker 4 ([09:57](#)):

Proposal. I'm sorry. It's a proposal with, uh, Reta for the center portion of the, uh, site they cannot access.

Speaker 1 ([10:08](#)):

Will you be asking for any reduction in the price since you're gonna be taking out a significant portion?

Speaker 4 ([10:17](#)):

That's what I'm saying. I want it to be modified. Okay. Um, since they can't access that

Speaker 1 ([10:21](#)):

Portion, so you'll have to ask them for their price on that, but I'm a little confused, um, because I'll have to help them with that contract. What exactly, I guess we don't have it in front of us. I think it was, and I didn't focus on, there's a sort of a, a, a list of things they could or could not do and then it, the price would be based on what you chose. So what are you choosing out of the list?

Speaker 4 ([10:49](#)):

I'm choosing everything on the list that they have outside of the additional item that they have that um, for instance, um, termite control. I don't know if it's on there, but that was control that wasn't added, that was not added in the cost that they gave, but it was added as an additional item. Okay. Additional add if you want. Um,

Speaker 1 ([11:09](#)):

Okay, so their base price is what you're accepting? Yes. Okay. And then asking them to, to modify that based on the amount you're gonna be exempting out until such time as Yes, that's remedied successful.

Speaker 7 ([11:26](#)):

One second.

Speaker 1 ([11:32](#)):

All in favor?

Speaker 2 ([11:34](#)):

Alright, there's a motion and a and a second. Hank, just hang on one second for me. I'm trying to just find the original contract

Speaker 4 ([12:13](#)):

Sent it to on the 22nd of August

Speaker 7 ([12:14](#)):

Second.

Speaker 2 ([12:20](#)):

Who, who did it come from

Speaker 4 ([12:23](#)):

On the second?

Speaker 7 ([12:40](#)):

I got it.

Speaker 2 ([12:43](#)):

Thank you,

Speaker 7 ([12:51](#)):

Maria. Mm,

Speaker 2 ([13:59](#)):

So long bad maintenance. \$2,625 per month. Insect disease control 3 55 per month yearly mulching \$109 per month. Further fertilization program, \$355 per month. Ran total 3004 44 weekly visits. May, June, July, August, September. <inaudible> visit April and October once per month visits. January, February, November. So

Speaker 7 ([14:40](#)):

I do remember them saying, because March isn't in there, he said that was just a miss compared to they had March.

Speaker 2 ([14:49](#)):

Alright. There's a motion and second on the floor, um, to recommend this to the full board for approval. Is there any objection,

Speaker 1 ([15:03](#)):

Um, with, with negotiation to reduce it for the area that they won't be doing until they do it?

Speaker 8 ([15:10](#)):

Correct.

Speaker 2 ([15:12](#)):

Is there any objection without objection? So ordered. Um, item number six, discussion and recommendation regarding monitoring. I battle construction through completion. Um, as everybody knows, we hired a monitor previously that contract was capped at, uh, \$5,000. Um, we have hit that limit and so now, um, the board needs to decide, um, if they'd like to extend, um, or, or not. So that's where we are with that. This is Mr. Pfeiffer's services that he has provided.

Speaker 3 ([15:56](#)):

Mr. Chair, this came up at the last meeting and Mr. Pfeiffer was asking for an additional \$3,000 through council and it was not accepted then. Now my question is, what is monitoring? Because when it comes to the electrical part that we have problems with, even Ms. <inaudible> <inaudible> said that Mr. Feiffer

is not expert in electricity, he's not electrician, so he really can't monitor the electrical control. So what are we calling monitor?

Speaker 2 ([16:46](#)):

Mr. Pfeiffer, why don't you come up, if you don't mind, identify yourself for the record and if you'd like to explain, um, you know, what a, what a contract extension, what would come,

Speaker 8 ([16:59](#)):

Uh, what's the Pfeiffer, uh, pipeline consultant. Um, there's still some outstanding issues with the permits relative to the construction that needs be monitored and be going to the water board. Um, and then as construction continues, um, I would recommend someone follow up on the inspection to make sure everything is done properly enough to code and that the inspections.

Speaker 2 ([17:24](#)):

Um,

Speaker 8 ([17:24](#)):

As the city of New Orleans is currently only using third party inspectors, there is a very large area where problems can arise wherein inspections are not done historically where contractors have just sent pictures over and just not documented. Uh, one issue that we have seen already with this project is that walls were closed in prior to the proper inspections being completed. So my recommendation, um, is that to have me continue to monitor, ensure everything is going per the building code for the city requirements.

Speaker 2 ([18:03](#)):

And is there a, a, a, a cost cap your recommended?

Speaker 8 ([18:07](#)):

Um, at this point I would not see it exceeding 5,000. I believe it would probably be around more than the 3,500, 4,000 range, but I think five would be more than sufficient to cover through the end of barring any unforeseen, uh, extenuating circumstances. But I believe most of those issues have been rectified. It would just be standard, uh, code, compliance code. Before.

Speaker 2 ([18:35](#)):

Any questions from commissioners vice chair?

Speaker 3 ([18:40](#)):

Since the issue was brought up at the last meeting when it was denied, you asked for 3001 of the biggest issues was the fact that you're not an electrician. How can you monitor Banno and see that Banno is actually doing what? The uh, the permit, the approval for the electrical.

Speaker 8 ([19:06](#)):

It is a procedural, uh, compliance. So to ensure that prior, as a general licensed general contractor in both commercial and residential, it is my job in day to day to monitor, to make sure that inspections are

done properly, that they will work code even overseeing electrician, plumbers and the trades to ensure that work is not done beyond the scope of what the permit says to ensure that basic inspections are performed and that procedurally certain inspections come before others and that things are not, you know, putting the cart before the horse, so to speak on the, uh, construction process.

Speaker 3 ([19:44](#)):

So as a contractor you don't do the work, you watch over others?

Speaker 8 ([19:50](#)):

In my experience, I have done all the work. I have done electrical, I've done plumbing, I have done,

Speaker 3 ([19:55](#)):

You have a, you have a electrician's license.

Speaker 8 ([20:00](#)):

So there is no actual electrician's license for the early low end journeyman. There's an electrical license for the contractors' board, which is kind of the top king, all fully licensed, um, level. But on the municipal level, there's certain amounts where you, a license is not actually needed to perform. And the numbers escape me, but it was within 10, 20, \$30,000, uh, depending on the project. So there are certain levels where a licensed electrician is not needed, but just from a experience and ensuring that certain processes, certain things are put into the electrical panel and following with the, um, is the contractor show.

Speaker 3 ([20:45](#)):

So I'm do you electrical license, what do you have?

Speaker 8 ([20:50](#)):

I'm a licensed residential contractor and a licensed commercial contractor.

Speaker 3 ([20:55](#)):

Okay. So you don't have any electrical con license, but you are a contractor certified commercial and residential

Speaker 8 ([21:04](#)):

Through the state of Louisiana contract

Speaker 3 ([21:06](#)):

Work. Right. So if you built the house, you wouldn't do the electricals, you'd hire an electrician? Correct.

Speaker 8 ([21:11](#)):

If I were to build that house, depending on the CI circumstances, on the cost in theory, depending on the jurisdiction, I would do the electrical if I so choose. Generally we farm that out to electricians. But for minor couple hundred dollars of electric

Speaker 3 ([21:28](#)):

Looking for if you built your house, you can do that. Correct. But if you built someone else's house, see, I built my home and I know I had, my contractor had to hire electrician, he couldn't do it.

Speaker 8 ([21:44](#)):

There are avenues where I could legally do it from a insurance stance, I would not because my current general liability insurance does not cover electrical. But there's no layering issue that would bar me from doing it in certain circumstances. Please.

Speaker 3 ([22:01](#)):

Well, I'm asking these questions because that came up vividly at the last meeting,

Speaker 8 ([22:06](#)):

Correct? I'm

Speaker 3 ([22:07](#)):

Asking the

Speaker 8 ([22:08](#)):

Questions For the record. I was not advocating to do the electrical mapping. I was not advocating to do any of the electrical on there. Not for lack of qualifications, but for lack of liability. In the instance that flipping certain switches at the master switch caused a fire, it would be best for a licensed electrical, uh, electrician or electrical engineer to be there to instantaneously, uh, troubleshoot.

Speaker 3 ([22:37](#)):

I have no further questions.

Speaker 2 ([22:39](#)):

Thank you. Uh, any additional questions? Uh, commissioner Bennett

Speaker 6 ([22:44](#)):

Looking at the scope of work that Manano has been doing that somebody needs to keep. I I it was, somebody needs to keep an eye on them and, and what they're doing because some of the stuff, it was not done correctly. It was not reported correctly. Um, so I I feel we need to still keep our eyes on them.

Speaker 3 ([23:05](#)):

Well, lemme just make this clear. I'm not saying we don't need a monitor. My thing is that we have the right person who can cover all aspects of the monitoring.

Speaker 6 ([23:17](#)):

Okay. Who

Speaker 3 ([23:18](#)):

That's, that's, that's all I wanted to say. What would be,

Speaker 6 ([23:22](#)):

What would be a white person? I mean what would their qualifications be

Speaker 3 ([23:27](#)):

In order to be a white person? Well, I, um, and Ms. A Commissioner Aon was very adamant end the discussion, pull it up counselor when he said that. Nice job, nice guy, but he's not an electrician to do the stuff that we need

Speaker 1 ([23:49](#)):

For the monitor. Were you asking me a question? I think he was talking about the fact that Entergy said we need an electrical engineer to trace out the electricity. That's not, although at this point, if, if, if, if Van's gonna take over the meter as Mike has agreed, then that's less important 'cause we were trying to figure out who owes what. So yeah, that hadn't

Speaker 3 ([24:07](#)):

Come to to table

Speaker 1 ([24:08](#)):

I think. So the sidebar

Speaker 3 ([24:10](#)):

Conversations you had, they

Speaker 1 ([24:11](#)):

Wanna bring you No, there's no sidebar conversation. Sidebar conversation. No, there isn't. Also, I just want to clear the record. I had not spoken to, it was not his, uh, Mr. Pfeiffer suggested on 3000. That was my suggestion only and I said we can offer that as negotiation. That was not something that was approved by him. It came from file. Yeah, it was not through him. I had not talked to him about it.

Speaker 2 ([24:36](#)):

Um, any additional questions for Mr. Fife? Alright, thank you Mr. Fife. Thank you. Um, any further comments, discussion, uh, from the board on this matter? Not what is your pleasure?

Speaker 6 ([24:55](#)):

I would like to make a motion that we do need a monitor to monitor the, um, the situation with the landlord

Speaker 2 ([25:02](#)):

Construction. So is your motion to recommend to the full board extending Mr. Pfeiffer's services?

Speaker 6 ([25:09](#)):

Oh, at this time we don't have anyone else. It's my recommended recommendation to extend their contract.

Speaker 2 ([25:15](#)):

And would you like to recommend a cap?

Speaker 6 ([25:17](#)):

Um, I would cap at 5,000.

Speaker 2 ([25:20](#)):

Alright. Uh, there's a motion on the floor by Commissioner Bennett. Uh, is there a second? Second by Chairman Jefferson. Um, to recommend to the full board that extending Mr. Pfeiffer's, uh, contract capped at \$5,000. Um, Madam Secretary, please call the wall

Speaker 6 ([25:42](#)):

Commissioner Tatum. Commissioner T? Yes. I'm sorry. Commissioner Jefferson? Yes. Commissioner Bennett? Yes. Vice Chair Plum? No. Chairman Hughes?

Speaker 2 ([26:04](#)):

Yes.

Speaker 6 ([26:07](#)):

Four. Yes. One.

Speaker 2 ([26:08](#)):

Alright. Foyer is one name and that will move to the full board. Um, update. Uh, um, item number seven, update on move of bank account to Gulf Coast Bank and trust. Um, me and the vice chair need to go meet with the commercial banker who is, um, Mr. Manson. And, uh, I will work with the vice chair to make sure we do that immediately. Hopefully we can do it early next week. But the board has already approved the move and uh, Gulf Coast is waiting on us. So, um, that's the update there. Um, item number eight, review and recommendation of scope of work and compensation increase for, um, Michelle Diaz, CPA. Um, I will move that we go into executive session. Um, is there a second? Second by Chairman

Speaker 1 ([26:58](#)):

Tatum? I don't think you can go into executive session for I looked it up. I don't think, I don't see a specific, um, now we can all volunteer to walk out. No,

Speaker 2 ([27:08](#)):

We can, we can go in executive session to discuss the, um, competency, um, and qualifications of the contractor. Okay. Uh, we cannot take a vote, um, but we can go into executive session.

Speaker 1 ([27:19](#)):

I think it's character and and content. So if you think Yeah, do you the only, there's only one thing we need to do and I'm sure she's gonna say yes, we just need to get her approval. But have you already spoken to her about that? But yeah. Yeah. It, but it's 'cause it's, it becomes the uh, and I'm know she's gonna say yes. Why don't I just get her on the phone and ask her. That's fine. Okay. Um, 'cause when it comes to the character and content of the person, you're correct. Yeah. You have to ask them for their, but I'm sure she's gonna say yes 'cause she didn't want to stay in the last time. So just gimme one second. I'll just get her on the phone. Ms. Michelle Diaz, I always confuse her with my other friend whose last name is Dicks. Michelle Dix. I always call her and then she's like, why are you asking me these things? I'm like, I'm sorry. Wrong person.

Speaker 6 ([28:00](#)):

<laugh>.

Speaker 1 ([28:02](#)):

Hi Michelle. Hi Michelle. Yeah. Hey, it's Maria. I we're in the executive committee meeting and I just have a quick question for you. Um, sure. Yes. The chairman would like to take the discussion, um, because it may involve your character and, and, and, and competence and he'd like to do that in executive session. Um, would you mind, uh, is it's up, that's a privilege that you have to assert. Is that okay?

Speaker 9 ([28:26](#)):

Um, no, I, I have no objection to you going into executive session if that's what you're asking.

Speaker 1 ([28:31](#)):

Yes. Okay. Thank you. All objection.

Speaker 9 ([28:35](#)):

Thank

Speaker 1 ([28:35](#)):

You. Bye. You're welcome. Bye. Okay, so I'm gonna pause the we do need the secretary. She leave Ms. Bennett. Okay. Alright, hold on. Let's see. Pause if one. Okay,

Speaker 2 ([28:48](#)):

Well I don't want, I don't want her to say she's been excluded from the

Speaker 1 ([28:52](#)):

Uh, I'm sure she'll be grab call. Okay, great. <laugh>. Okay,

Speaker 2 ([28:58](#)):

Second. I'm sorry. I have a motion and a second on the floor to go into executive session. Uh, Madam Secretary, please call vote.

Speaker 6 ([29:07](#)):

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Commissioner Jefferson? Yes. Commissioner Tatum? Yes. Mc? Yes. Vice chair Plum? Yes. Sharon Hugs? Yes.

Speaker 2 ([29:21](#)):

Okay. Yeah. Um, so we are now in executive session

Speaker 1 ([29:27](#)):

And I'm pause. Okay. So vote to come out of session.

Speaker 2 ([29:30](#)):

Alright, so, um, the chair moves that we, uh, exit executive session and revert back to public session. Is there second? Second by Chairman Tatum. Madam Secretary, please call the role

Speaker 6 ([29:45](#)):

Commissioner Tatum? Yes. Commissioner Jefferson? Yes. Commissioner Bennett? Yes. Vice chair Formal? Yes. Chairman.

Speaker 2 ([29:54](#)):

Hugs? Yes. All right. Um, that vote is unanimous and please let the record reflect that no bolts were taken while in executive session. Um, on agenda item,

Speaker 1 ([30:08](#)):

Uh, did you wanna give the recommendation or

Speaker 2 ([30:09](#)):

No, I have to make the motion. Oh.

Speaker 1 ([30:11](#)):

So, okay. So

Speaker 2 ([30:13](#)):

On agenda item number eight, the chair moves, um, that I'd like to recommend to the full board, um, that Ms. Diaz has paid be recommended at \$1,500 per month, effective October 1st, 2023, with a one time, uh, payment, one time bonus payment of 7,500. That is my motion. Is there a second? Second by Chairman Tatum. Uh, Madam Secretary, is there any discussion? Commissioner Bennett? I

Speaker 6 ([30:49](#)):

Would like to make a recommendation for the pay of 1,250. So you wanna do a substitute motion? I would like to do a substitute motion.

Speaker 2 ([30:59](#)):

Alright. As a substitute motion by Commissioner Bennett. Is there a second? Okay. We do not have a second on that. So we will revert back to the main motion. Um, Madam Secretary, please call the role a yes vote. Uh, will be to send a favorable recommendation of full board a no vote. Will, no.

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Speaker 6 ([31:28](#)):

Commissioner Tatum? Yes. Commissioner Jefferson Abs Commissioner? Yes. Commissioner Abstain.  
Commissioner Hughes?

Speaker 2 ([31:41](#)):

Yes. Three A is two abstentions and that recommendation. Alright, um, item number nine, chairman Jefferson rules that we adjourn. Second by Commissioner Bennett, is there any objection if not the executive committee as adjourned? Thank you all so much. And Chairman Tatum, I.