

**COMMUNITY CENTER AND PLAYGROUND  
DISTRICT #4 WARD #1  
MEETING Tuesday, May 25th, 2021**

Meeting was moved from May 17<sup>th</sup> to May 25<sup>th</sup> to assure quorum.  
Meeting was called to order by David Nixon at 6:03pm.

**Board Members in attendance:** David Nixon, Bill Willis, Connie Hoffpauir, Johnathan Simien, and Billy Wilcox

**In attendance:** Richard Dow

**Prayer/Pledge:** Prayer led by Bill Willis; followed by the Pledge of Allegiance by board members.

**Visiting Guest Agenda Items:** No guests or comments

**Previous Meeting Minutes:** Connie made a motion to approve the minutes from April, 2021 as written. Motion amended to accept with word typo correction on page 3. Second by Bill. All in favor; board minutes accepted.

**Police Jurors Comments:** None present

**Treasurers Report:** Board Members were presented with a copy of report. Capital funds are currently at \$3,320,441.21. Community funds at \$2.285 Million, with Senior Center funds \$877,020. David asked if the Capital funds included insurance payments from the 2020 windstorm and from hurricanes Laura and Delta and asked if Richard would please present the board info on the balance and anything that might be remaining on those payments at the next meeting. Bill asked if the Parish was caught up with BECI and other items that had appeared delinquent in the past. Richard said that it appeared that all was caught up at this time. Richard said that invoices are signed upon reaching office and sent to the Parish and that it appears that payments and delinquent letters are getting crossed in the mail. David asked if all areas of IT and electronics were obtained at this point. Richard confirmed, except for internet access at the Soccer Complex.

**Committee Reports:**

**Park:** Richard told the board that adjuster sent from the Sulzer Group working to coordinate efforts with the damage inventory at the park with FEMA had just finally placed his report and findings into a final report. The report is used to go behind the original insurance adjuster that reviewed the park after Laura and be a bit more detailed. This is what has slowed down getting RFQ's ready to begin repairs at the main complex. Since FEMA grant language is used to make sure FEMA funds are available after completion, the Parish and the Sulzer Group are looking at all RFQ's before they are sent out for bid. The Sulzer Group is responsible for creating the scope for the repair jobs at all Moss Bluff Recreation complex and buildings. Richard said the current order of repair priorities were: soccer fencing; Architect/Electrical Engineer RFQQ; roof shingles for concession stands and bathrooms at main complex; light pole removal; and maintenance building repair. The A/E engineers will be hired to oversee lighting and fencing at main complex from cradle to grave. David asked based on what he saw if the soccer would start next week if they could play. Bill asked about lighting assessment at soccer. Richard said there are lights at soccer. Every pole lights up, there are just some

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with burnt out lights and may need some focal adjustment or new fuse or ballast. David said with the damages at the main complex it was imperative to have soccer up and running for the fall, which this year will include the football league. Acknowledging that the complex currently is only set up to light up 2/3rds of the playing areas, it was his belief that with minimal capital dollars that something could be done to light up the remaining third. Not hurricane or storm relate, simply making an improvement to the park. While the timeframe may go beyond the time the soccer and football leagues begin play, he personally would like to start the process. He asked to explore if it may be a quicker turnaround to contact Quallite, the manufacturer of the current soccer lighting since they are originally under the former contract. Billy concurred that it would be better stay with same lighting company. Bill suggested contacting Stephen Shows who did the original planning on the soccer complex and get a futures assessment for lighting and football field arrangement. David mentioned that if any additional power supply issues needed to be addressed that it was already in place after giving BECI rights of way access through the complex to the Catholic Retreat Center to the west of the property. David stated that the lead representatives of both soccer and football be made aware that both would be using the complex this fall because that is the complex that would be available. There was conversation regarding concession stand arrangement if both leagues would be using complex on the same evenings. Richard was asked to be sure to invite both leagues to the May meeting. Richard stated the next few days would be spent getting soccer complex ready for Red White & Boom on July 3<sup>rd</sup>. Soccer Complex locks have all been changed and re-keyed. Soccer complex overall is open, with gate open 24/7 and there are people using park. Billy asked whether Soccer league had the same agreement as MBLL as far as keeping the concession stand area clean during league play. Richard said while he was not sure what had been done in the past, there would be going forward. Billy asked about any damages to Soccer concession after water pipe burst. There was some damage in the office in the ceiling when an employee stepped through the hardy board, but security systems were not damaged and no other building damage since most the building is built with cinder blocks. There was discussion about Red White and Boom event, with emphasis that heavy equipment would not be on grass as to track or rut up. Richard stated that food trucks would be on premises but not on the grass and be in charge of their own power supply. At the main complex, Richard said debris from hurricanes was about 90% removed with only small items, bleachers, some metal, and the creosote covered poles to be removed. Sidewalks have been pressure washed, parking areas re-stripped and open-air gym was getting paint and cosmetic improvements. All done with park staff. Richard said some items from the park were taken to the Parish auction at the beginning of the month. These were items that were not being used anymore or that had just been being stored for years. We still don't have a total dollar amount of items taken, and Richard stated it probably would not be much. Richard stated that Randy from Musco Lighting was no longer with the company and that he had met the new rep. Bill asked when the creosote covered poles might be removed from the parking area. Richard said that while people have inquired in taking them, it would be against the FEMA environmental policies and that they would have to be added to scope of work when project to remove all wooden poles from the park was bid out. David said that he had discussions with John Miguez with MBLL and that while this year ran decently at Westlake's facility, that due to projects at the Westlake parks that playing there next year would most likely not be an option and that in fact Moss Bluff may be asked to reciprocate and host Westlake teams here next season. There had

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been rumors that our facility would not be ready to play till 2023. David told John in that conversation that it was our goal to be ready to play at some compacity in 2022, even though the park may not be at its final completion state. Bill has concerns on waiting for FEMA when there are funds available to begin projects if those dollars are used prudently. If we do get the funding from FEMA that is gravy. David re-iterated Richard's point that anything that we push forward ahead project wise that because of the way we did it there is a good likely hood that FEMA will just automatically reject any funding. But to Bill's point that there are items we have received proper insurance money on we can complete those projects. Billy has concerns that the concession stands are a big concern because they may be taking on water now that the temporary tarping is deteriorating.

**Office:** Insurance came up for renewal on May 10<sup>th</sup>. Richard has been working with Insurance Unlimited to replace Gladfelter who has insured us in the past since they are no longer offering wind damage insurance. He suggested that finding a company who does supply wind insurance will bring the overall cost up near \$10,000 to insure for the next year. There is currently a builder's risk policy in place to cover some of the existing buildings that are still damaged. The board expressed their concerns on where we stand if something catastrophic was to happen today and wanted to make sure it was a main priority to be worked out immediately. Also suggesting that note was made on the calendar to begin working out insurance needs closer to the beginning of the year so things would be clearer when item came up next May. David stated concerns only because the timing issue arose as well in 2020. Connie questioned whether people currently using Soccer facility were fulfilling proper usage paperwork. Richard said there were no sanctioned leagues or organizations being scheduled. It was just open for public use.

**Senior Center:** The Senior Center officially opened May 3<sup>rd</sup>. Current facility director Mary Jane Sensat and her assistant Linda Fontenot have announced they will be retiring at the end of the month. She may stay an extra week in June. Richard does not know the name of her replacement, other than they are from Moss Bluff and will be training at the Sulphur Senior Center the first week of June. There was a flooding issue in the sewer tank again, but Richard believes it will be fixed with the purchase of a new toilet in the men's room. Johnathan asked if there would also be an assistant hired. That is not known at this time. We are currently receiving requests to rent the Senior Center for private purposes. The board stated that due to the lack of information on current insurance requirements that all requests be denied at this time.

**Old Business:**

**L-15 Drainage Project:** The asphalt company doing the project has removed parking barriers and prepped the area to be worked on and are currently waiting for the culverts to be built and delivered. Billy questioned whether a large sinkhole in the vicinity of the projected work would be repaired and filled when the project was finished. Richard said the hole was in the same line as where the culverts were being placed and that it was his understanding that material would be placed there, and the culverts should make it so that didn't happen again. David asked if there was an estimated arrival time for the culverts. That is not known at this time. Bill question whether the issue of an electrical

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line that runs through the expected project had been addressed. Richard said that BECI had reviewed and cleared the project.

**Senior Center Parking Lot Phase III:** The light poles and fixtures for the project were shipped out on May 21<sup>st</sup> with no estimated time of arrival at this time. Electrical personnel are ready to install once poles arrive. Pat Williams Construction is waiting for things to dry out after major rain event last week to place gap stops in the new cement. They will be in contact with Richard regarding activities at Senior Center so they can schedule striping both back and front lots.

**Hurricanes Laura and Delta:** All items were previously covered.

**New Business:** Richard questioned the board on their thoughts on making the open-air gym available for public use during the day. David asked that aside from the gym what the assessment from purely a safety point of view how was the rest of the facility. Richard has discussed with staff the ability to put up some sort of barrier to detour patrons from going beyond the gym but mentioned that people were still seen when park was gated playing frisbee and practicing golf shots inside the grounds. The lack of neighbor's privacy fencing makes it difficult to completely secure the park. Bill pointed out that someone had used old timber and metal debris and made a bridge to cross the large ditch near the maintenance shop.

**Commissioner's Comments:** Next regular meeting for the Board of Commissioners for the Community Center and Playground District 4 of Ward 1 will be Monday, June 21<sup>st</sup>, 2021, at 6pm

**(Post note: Meeting later moved to Tuesday May 25<sup>th</sup>, because of conflicts in schedule for both Richard and Board members).**

*Jonathan made a motion to adjourn meeting; second by Connie. All in Favor. Motion passed. 7:19 pm.*

Minutes recorded and reported by Richard Dow.