

**ST. LANDRY PARISH COUNCIL
SPECIAL MEETING
TUESDAY, MARCH 29th, 2022
OLD CITY MARKET, 131 W BELLEVUE ST
OPELOUSAS, LOUISIANA**

MINUTES

- I. This meeting was called to order by Chairwoman Vivian Olivier.
- II. Councilwoman Nancy Carriere led the Pledge and Invocation.
- III. **Roll Call:** PRESENT: Jerry Red Jr., Nancy Carriere, Easton Shelvin, Harold Taylor, Vivian Olivier, Wayne Ardoin, and Timmy Lejeune.
ABSENT: Mildred Thierry, Gil Savoy, Alvin Stelly, Dexter Brown, Jimmie Edwards, and Coby Clavier.
Councilman Coby Clavier later joined special meeting after roll call.

IV. Items for Discussion:

- **DISCUSS THE REPAIRS TO THE WINDOWS AT THE COURTHOUSE**

Councilman Wayne Ardoin stated, “The reason why I asked for this meeting, after Mr. Bellard had text us last Thursday I think, was because he wanted our opinion on a \$300,000.00 cost to replace the windows on the courthouse. I called him right afterwards and I was wondering we were coming from because I knew we had given him permission to sign a contract with Habits. I could not remember the name of the company but I thought maybe they had maybe looked at the windows and said hey, you know at the beginning of the project we may have to replace some windows, now we are talking about \$300,000.00. I asked you where you going to get it at, where are we going to spend it from.”

Parish President Jessie Bellard stated, “So the only thing I am asking the council is their opinion on something. Either ARA or the Line of Credit. I am not asking the council for approval to do anything. I am asking the council for their opinion. That is all I am asking.”

Councilman Harold Taylor stated, “Mr. Chairman, Mr. Bellard, can we ask the architect to give us a scope of the work that we bid out to do the contract. I looked at the contract, it has no scope of work in it. Do you have additional supplemental documents that we need to look at to see exactly what we are paying for?”

Mr. Brody Ardoin, Architect stated, “The scope of work is outlined in the specifications in the drawings that were advertised to bid.

Councilman Harold Taylor stated, “Can we get a copy of that?”

Mr. Brody Ardoin stated, “Yes, my office can make a copy.”

Councilman Harold Taylor stated, “I asked Sherell to get them and she was unable to get them today.

Mr. Brody Ardoin stated, “We have digital format and I could possibly print.....”

Councilman Harold Taylor stated, “So why don’t you explain exactly from your memory what we are actually getting for \$324,000.00.”

Mr. Brody Ardoin stated, “What it is, it is not a window replacement project. It is a Waterproofing Project.”

Councilman Harold Taylor stated, “So the windows were not included in the original contract?”

Mr. Brody Ardoin stated, “Not the existing windows, There were some window related work. What it was, years ago at some point, storm windows were added to protect and cover the existing metal windows that most of them were not operational and they had issues. Storm windows were added, I am not sure who did that work, but there were a handful of them. I have 278 windows, about a dozen of them did not have storm windows for whatever reason, maybe there were A/C units or something in the way, so this project where we are wanting to waterproof it and add the storm windows on top to try to seal off the ones that were missing, that did not have it.”

Councilman Harold Taylor stated, “And that is a \$19,000.00 bid in the project?”

Mr. Brody Ardoin stated, “I am not sure, I don’t have the bid in front of me.”

Councilman Harold Taylor stated, “\$19,200.00. It says windows.”

Mr. Brody Ardoin stated, “Some of those windows had some bad screens and we had to replace some of those. So some of that is in there to. But that is all it was, adding storm windows. We are clear sealing the rest of the building, cleaning and replacing the grout, tooling and redoing the grout. Sealing the building with a clear treatment that has a ten year warranty and we are sealing this building here. Of course it will be gently cleaned, we have older brick on this building. Some of the worst of it where the mortar is completely gone, they will tuck point a little bit of that but not too much. We are trying to retain the historical ascetics that it has. So it will be cleared and sealed as well. That was all included in that price.”

Councilman Harold Taylor stated, “Okay, so that \$300,000.00 dollars that we are talking about is to replace the 200 plus windows?”

Mr. Brody Ardoin stated, “No Sir, it was just to replace the handful, the few 10-12 storm windows that were missing.”

Parish President Jessie Bellard stated, “He is talking about the new additional.”

Mr. Brody Ardoin stated, “I am sorry, let me clarify. I thought you were talking about the original contract. What we are talking about tonight, the additional funds, we are talking about is to, what they discovered when there were replacing and pulling out some of the storm windows to change out the screens, the windows were just coming off, the metal behind that was screwed to the original windows, a lot of those were gone. The paint is holding it on.”

Councilman Harold Taylor stated, “So I guess what you are saying is that the \$300,000.00 dollar additional dollars that we are talking about is to replace those old windows?”

Mr. Brody Ardoin stated, “That is correct?”

Councilman Harold Taylor stated, “And how many windows are we going to replace?”

Mr. Brody Ardoin stated, “100% of them”

Councilman Harold Taylor stated, “200 and something windows?”

Mr. Brody Ardoin stated, “That is right, all of them. I mean all of the ones that we have seen, I can’t see the ones that are higher up, but all of the ones that we were able to see and get photos of and stuff you see the signs of rust, most of the rust occurs in the first 12 inches but the seals and

the jams on the bottom of the windows are rusted thru. I have a few photos too if you need to see it.”

Councilman Harold Taylor stated, “So my final question, so we want to replace it, we are going to spend \$300,000.00, is that right Jessie?”

Parish President Jessie Bellard stated, “It might be a little bit more depending on what they figure out whenever they dig into it.”

Councilman Harold Taylor stated, “Do we have an obligation to bid this out, rebid this since it was not an original contract? Wouldn’t it be prudent for the tax payers to know that they are getting a fair shake on this?”

Mr. Brody Ardoin stated, “I am not the expert to ask on that. If it is consistent with the original scope of work, you don’t have to rebid it.”

Councilman Harold Taylor stated, “Do you think this consistent to spend an additional \$300,000.00 after we have already agreed to spend 324,000.00? That is a lot of money.”

Mr. Brody Ardoin stated, “We would have to talk to the Attorney General or someone…….”

Councilman Harold Taylor stated, “I think we need to talk to the Legislature Auditor about this.”

Mr. Brody Ardoin stated, “I can’t make that decision.”

Councilman Harold Taylor stated, “I’m not happy with the Auditors that we have that’s giving us some straight information. I really think we need to bid this out. I yield my time.”

Councilwoman Nancy Carriere stated, “I understand that you said that from what you could see it’s 200 and something, so you don’t know how much more this it’s going to cost because once you move up, there may be a different cost, correct? Because you said the ones that you could see, the others that are higher up, you said you don’t know yet.”

Mr. Brody Ardoin stated, “We have a good idea that there almost 99 to 100 percent of the windows need to be replaced.”

Councilwoman Nancy Carriere stated, “So this cost will include all of them, even at the tip top.”

Mr. Brody Ardoin stated, “This cost if for the 100%. Again, that cost was the initial estimate for the new windows. We still have to factor in the demolition and whatever modification we have to do to the opening.”

Councilwoman Nancy Carriere stated, “So this is not the actual cost \$300,000.00, it may be a lot more because you have not done the demolition part, you did not include that. Why wouldn’t you have included all of this?”

Mr. Brody Ardoin stated, “I’m not even giving the estimate ma’am, we working with a contractor who will be providing that estimate. I met with him yesterday and we are meeting again tomorrow morning to see. We haven’t come to a solution exactly, we trying to work out the details then they will present us a cost estimate for the project.”

Councilwoman Nancy Carriere stated, “It could very well go up another \$50,000.00.”

Parish President Jessie Bellard stated, “I honestly believe it will go up higher than that. They took out one window yesterday to see how it was built in and everything else, it was built right,

there is no doubt about it, but it's rusted out in the actual wall so I know for a fact in my office and that wall facing Court Street, all that wall behind the sheetrock is rotted because there is water is coming in, all on the North side is the same thing, all in Sherry's office is the same thing. So, what I'm afraid of is, once we start pulling the windows out, we don't know what we will face behind it. We know that will be a problem with that, there is no doubt about it. It's a choice we have to make because we are not building a new courthouse."

Councilman Timmy Lejeune stated, "Mr. Bellard, I understand that you are asking for an opinion on how it's going to be paid for but I'm good with that opinion but my question is, do we really need to get a second cost opinion on that?"

Parish President Jessie Bellard stated, "We will be getting some bids on this. The whole thing is this, we will do our part right, whatever that part is. Out of courtesy for the Council I am asking what you all think how we should pay for it. It's not a matter if we need to do it, I think we will have another major problem once we pull the windows out. I believe beyond that, it is kind of working on an engine, when you open up the engine you might have some other problems. I'm just asking you all opinion on what you all think on how we should pay for this."

Councilman Timmy Lejeune stated, "I just want to make sure that I understand. That is not Cart Blanche. What I mean by that, here you go, you can do it and whatever it is, is what it is. Are we going to check to make sure that the cost that we are incurring on changing these windows are going to be the most efficient cost by adding people to the bid list or to the project to make sure we are getting....."

Parish President Jessie Bellard stated, "So in other words this is what we had to do yesterday. They had to come and take one window out to see how it was actually put in to understand how the rest of them would come out. He told me yesterday how they are going to shore them up and how they, I forgot what you call it, but kind of dress it up around the edges, what that cost is going to be or what that process is going to be. So just looking at it they can't tell us what the process is going to be, so he took out a whole window to see. So then the architect can put a proposal together to bid out to see what....."

Councilman Timmy Lejeune stated, "To bid out is the correct word. That is what I am looking for. It is not Lil Johnny, it is to bid out. Lil Johnny can bid on it but it is to bid out, is that correct? That is the word I was looking for. Thank you, no further questions."

Councilman Coby Clavier stated, "What was the initial cost. I came in late and didn't hear."

Parish President Jessie Bellard stated, "The initial cost was 278 windows. They were talking about \$1,000.00 as of yesterday, it looks like they might need another \$500.00 per window because of the demolition and everything else. We have 278 windows. I'm looking more in the \$400,000.00 range to be safe. That is not counting to play what happens on the side portion of the wall. I don't know what we are going to see whenever they start. I know the north side. If you are ever walking on the North Side, just walk and look at the wall. You can actually see some of the sunlight coming thru. So we know we have problems in Judge Caswell's Courtroom, we have more coming in that courtroom. We know that we have a moisture issue and we need to seal the courthouse but the Architect is telling us if we seal the courthouse and we don't fix the windows, we are really not doing nothing. I think back in the day they had a problem and they did those storm windows to kind of help it, but it helped for so many years and that is all they can do."

Councilman Timmy Lejeune stated, "Mr. Bellard, I really appreciate you asking for the opinion of the Finance Committee and I am only speaking for myself. But it is very difficult for me to award you an opinion on how we are going to pay this until you tell me how much I am going to spend. So I would ask that as soon as you come up with a dollar amount, you put it on the committee, we have a meeting coming up within 14 days from now and I think we could move on that and make that action go forward tonight. No matter what we do, we have no

answer, I don't have an answer for you because I don't have an amount. We started off with X, Y, Z dollars. It has to be done and I know the amount determines how you are going to pay for it to in my opinion. So I would really like to see how it is going to fit in the project."

Parish President Jessie Bellard stated, "We only have two methods, unless you all can think of another method."

Councilman Timmy Lejeune stated, I understand that Sir, I do, but I would also like to know how much money we are spending before we look into what method."

Parish President Jessie Bellard stated, "I will just tell you all, once we bid it out and the prices come thru and the lowest and most responsible bidder gets the job. I am not going to wait a month or two to do something. I am just letting you all know."

Councilman Timmy Lejeune stated, "I respect that, thank you very much."

Councilman Easton Shelvin stated, "I was just pretty much going to touch base on what you said. We are talking about replacing the windows at that price but in true actuality once the windows was removed, we are going to see more damage. So we are going to be replacing more than windows, we are looking at bordering and....."

Parish President Jessie Bellard stated, "Only because I know in 2005 when I put that sheetrock in my office, we had to cover up all of the rotted wall. That is just in my office. I know the rest of the courthouse and I know in Sherry's Office, we did some work in there last year, the same thing happen in there. I really believe we are going to see more damage than what we see at service."

Councilman Easton Shelvin stated, "A lot more damage and more money. You even have to look at the insulation as well, because if it is moist it is probably damaged, molding, we have to deal with that as well."

Parish President Jessie Bellard stated, "I am hoping we don't talk about mold but I am almost positive in Judge Caswell's Courtroom Torrey drilled a hole in the wall and took some samples in the back and we are waiting to see what it is when that comes back. We know it is coming into that old wood. I am not an expert in mold but I am pretty sure that is what we are looking at. It might not be bad mold but it is still something none the less."

Councilman Harold Taylor stated, "I am all in favor of changing the windows, I have no problem with that. If we agree that it is a bid project that is fine. If we can get the architect to get and inspector to see what the cost is and if there is additional....I mean when you take that window out that you took out, you order see something, if it was leaking some kind of rot, you know, you will have some idea. Now, getting back to the original question, opinions on how do we pay for this, so you want to use ARA money, is it permissible, I mean is it part of the ARA....."

Parish President Jessie Bellard stated, "We are paying for it now with the Water Seal Project on the courthouse because of the historical value of the courthouse. But we don't have enough money in that line item to pay for the additional. I would have to pull from the drainage side of the ARA money to pay for this."

Councilman Harold Taylor stated, "So you mentioned taking it from the line of credit, is that correct?"

Parish President Jessie Bellard stated, "Or line of credit, yes."

Councilman Harold Taylor stated, “Well, we had about \$900,000.00 dollars in the line set aside to cash flow for a year because we don’t get our Ad Valorem Tax until the end of the year. That is what that was for, do we still have \$900,000.00?”

Parish President Jessie Bellard stated, “Yeah, we did not use any money from the cash flow at all last year or for this year nonetheless. The only thing we used the line of credit for is buying the new dump trucks on the yard. That is the only thing we used the line of credit for.”

Administrative Finance Chairman Wayne Ardoin stated, “Mr. Ardoin, I want to ask you a couple of questions. When E. L. Habit came here and looked at this building, you never came and look at the building.”

Mr. Brody Ardoin stated, “I don’t understand your question?”

Administrative Finance Chairman Wayne Ardoin stated, “Did you ever come and look at this building before E. L. Habit gave a price?”

Mr. Brody Ardoin stated, “Yes Sir, we are doing a lot of projects on it. We have different projects, I have been around the building and we have looked at it.”

Administrative Finance Chairman Wayne Ardoin stated, “But my question to you is, When Habit said okay, we are going to give a price of \$324,000.00, we gave Jessie the authority to go ahead and spend \$324,000.00 and this was a weatherization waterproofing of the courthouse. That company did not take into consideration that maybe we got to look at these windows?”

Mr. Brody Ardoin stated, “Well what we are finding now is what they have uncovered when they have taken off windows. Now we did some of the rust, the existing but the project includes cleaning and re-priming those areas. Now we are going to cover them over with new storm windows but we did not realize that it is not just the little rust that you see, it is a lot worst. It is basically paint covering all of that and that is caulk covering it and you can’t see it until you get into it. So it just uncovered stuff that we are finding. The further they look, the worst it is getting. It is something that has been going on for years and years. What it is, my opinion or what I heard is that in the years past, or probably before my time, at some point, the limestone panels were sand blasted and it kind of broke that factory seal so they are sucking in moisture. Since then it has been sealed and even the lintels under the stone, like above the windows have been sealed, well they should not be sealed, it should be able to leak out. So what is happening, that moisture is getting in that panel and it is just dripping behind the walls and that is what is rusting out those old windows.”

Administrative Finance Chairman Wayne Ardoin stated, “They did not take that into consideration and say, hey we need to look at this situation before we even bid it out. I was in the business where as people were dealing with insects. So you go under their house and you find that the seal is all eaten up and you come back and you tell that man or that woman and you say look, you will have to replace this seal, you understand what I am saying to you? Now I can get a carpenter to come and replace it for you or you be responsible to replace it. They could not come back and say, hey look, we are not going to bid this job out, you got to understand we got some windows that are bad here, we are doing a weatherization program. I mean, that is my thing. I look at it this way, it is a dog-eat-dog world out there. We are going to have to get some windows built. How long is it going to take to get these windows built with our times that are going on now? People can’t get vehicles and they can’t get new vehicles some of them. They have to wait 6 months to get a new vehicle. What are we looking at time wise on windows even?”

Mr. Brody Ardoin stated, “I would have to talk to Guaranty Glass or someone that would provide those things and see. We are not talking about factory ordered windows. These are all custom sizes. It would be store front similar to what we are putting in this building so they will be made to fit which is just getting stock in glass so a glass company such as Guaranty Glass would be

able to build them to fit. I don't expect you to have to order windows from China or some other place already built. These will be built in the shop and brought over."

Administrative Finance Chairman Wayne Ardoin stated, "They will be built in the shop right there at the Guaranty is what you think?"

Mr. Brody Ardoin stated, "Or whoever gets the bid."

Administrative Finance Chairman Wayne Ardoin stated, "Now being that they signed a bond and they were responsible for the project over here, that is nothing we can come back on them and say hey, you all should have looked at these windows. You all should have let us know that we have an issue right here before we sign on and do this work."

Mr. Brody Ardoin stated, "No, in that kind of contract there is no guarantee that doing an exhaust of investigation to say you have to do all this other stuff before we do the water sealing."

Administrative Finance Chairman Wayne Ardoin stated, "It is all of us sitting around this table, it is all of our fault because the thing about it is, this building has been up for years. In 1985, if I am not mistaken, they did a weatherization program on this building. Then you all did one in 2005 you said Jessie."

Parish President Jessie Bellard stated, "Yes in 2008 I believe we did the seal."

Administrative Finance Chairman Wayne Ardoin stated, "Because when it was a Police Jury System, they did a project. I remember they sand blasted and they replaced some windows on Morgan Goudeau side. That would be on the north east side over there. They did some caulking and different stuff. I remember they were talking about it here. That is when we would meet across over there. It is an old building and we are getting ready to spend some money."

Parish President Jessie Bellard stated, "There is no way that we could afford to build a new one. So we are kind of caught."

Administrative Finance Chairman Wayne Ardoin stated, "But the thing about it is, we are in the dance now, so we got to dance. But Brody, I am just asking you, I don't want to pick at Habit. Look like they would have said, hey wait a minute, these people that are working there, they have dealt with some building like we have here now. They should have said, hey let hold the horses, wait a minute, we have to go back to the drawing board. If they would have just said that we were going to caulk it and that is it, we would still have some old defective windows. Then we would have something maybe to look at."

Mr. Brody Ardoin stated, "They could have easily just continued but soon as they saw how bad it was, they brought it to my attention and that is why we are here now."

Parish President Jessie Bellard stated, "The bid opening and everything was bid according to the specs."

Administrative Finance Chairman Wayne Ardoin stated, "We don't have any Specs here."

Parish President Jessie Bellard stated, "It was not to replace the windows, it was to seal the courthouse."

Administrative Finance Chairman Wayne Ardoin stated, "We are missing some other paperwork here when you all did the....."

Councilman Harold Taylor stated, "That is what I was asking for when I asked to get a copy of the Specs."

Mr. Brody Ardoin stated, “We have the drawing and the Specs.

Administrative Finance Chairman Wayne Ardoin stated, “Would you furnish that to Ms. Sherell? So if any council member want to look at it. I have seen your pictures. I mean I worked down stairs when the sheriff’s office was down there. Those old big brown windows had the handles on the side. They were working but I mean, think about it, we always had problem with moisture getting in them walls. It is not a new building. It is not built up to the statue that they have now. What is the wishes of the committee?”

Councilman Harold Taylor stated, “Whatever the cost is to get this done and bid it out. When do you think you might have the cost together Jessie?”

Parish President Jessie Bellard stated, “Tomorrow we will have a better idea of everything from my understanding. I am not saying you will have a cost estimate tomorrow but you will have a better understanding.”

Mr. Brody Ardoin stated, “Yes, you will know a little bit more tomorrow.”

Administrative Finance Chairman Wayne Ardoin stated, “By next Wednesday for Committee Meeting.”

Mr. Brody Ardoin stated, “I hope, I am relying on some of these subs that are out here to give me their estimates so I can put it all together and figure out what the total cost is going to be.”

Administrative Finance Chairman Wayne Ardoin stated, “I heard a statement said it is \$500.00 per window?”

Mr. Brody Ardoin stated, “A thousand for the window and \$500.00 for labor. That is probably the best case scenario.

Administrative Finance Chairman Wayne Ardoin stated, “So \$1,500.00 for 278 windows.”

Parish President Jessie Bellard stated, “So it would be about \$415,000.00 not counting anything else they might find once they remove the windows. That is what I am afraid of, once they remove the windows, what we will see beyond that.”

Administrative Finance Chairman Wayne Ardoin stated, “So you will have it on the agenda for the next Administrative Finance Meeting?”

V. ADJOURN

A motion was made by Councilman Harold Taylor, seconded by Councilman Easton Shelvin to adjourn this Special Meeting of the St. Landry Parish Council.

On roll call vote: YEAS: Jerry Red Jr., Nancy Carriere, Easton Shelvin, Harold Taylor and Timmy Lejeune. NAYS: None. ABSENT: None. ABSTAINED: None.

WHEREUPON, this motion was adopted on this, the 29th, day of March 2022.

**I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE
SHERELL JORDAN, COUNCIL CLERK**

KAREN BARLOW, ASSISTANT COUNCIL CLERK