



St. Tammany Parish Fire Protection District No. 11
Board of Commissioner's Meeting Minutes
37546 Pine Street Extension, Pearl River, Louisiana
Fire Chief Jack Dockery
Minutes of the Meeting
September 8, 2026
7:04 pm – 8:45 pm

ROLL CALL

Russell Lindsey – Present
Ryan Dreux - Present
Eugene Swann – Present
Floyd Trascher – Present
Michele Blackwell – Present

PLEDGE OF ALLEGIANCE
INVOCATION
MINUTES

Mrs. Blackwell calls the regularly scheduled meeting to order at 7:04 pm. Roll call, Board members Russel Lindsey, Ryan Dreux, Eugene Swann, Michele Blackwell and Floyd Trascher are present. Mr. Trascher says the invocation. Mr. Lindsey leads the Pledge.

Mr. Trascher makes a motion to open the agenda to allow the architects to do their presentation/answer questions for a new station and asked Chief Parish to explain. Mr. Lindsey seconds, all in favor, motion carried.

AGENDA OPENED

(FIRST ITEM MOVED ON AGENDA)

+ONE (PLUS ONE) DESIGN CONSTRUCTION – Chief Jack Dockery

Chief Dockery introduces the representatives from +One Design Construction Company, Chief Brady Anderson and Ms. Tia Embaugh. They are here if the Board has any questions about the design process that they are proposing for a new station at the Pine Street location. They have more experience at building stations than all the other companies combined.

Chief Parish received several opinions from other stations on using +One for their station builds. Each station was pleased with their service. This company has built and remodeled more stations than other firm. They follow the Louisiana State Fee Service. We need this information so we can continue with the grant process because they require you to have a plan to move forward. Chief Anderson is retired now, but familiar with living and working in a fire station.

Mr. Trascher asked if this is looking at a new rebuild or a remodel and, is this firm on a State Contract? Chief Parish confirmed that it is building a new building including this building so it would be one structure. It is not a State Contract for professional services but they do follow the State Fee Schedule, which is a sliding scale that depends on the project, and asked Ms. Embaugh to answer any questions the Board may have and to explain what the state FPC, sliding scale is for the fees. Facility Planning Control (FPC). It is something included in all of the proposals. We are very transparent.

Ms. Embaugh said (the State Fee Schedule) this removes any of the negotiation of prices. It shows your AFC (Available Funds for Construction) and it shows you what the fee is. We take you through the architectural process which starts with figuring out what you need, what you want, what you can afford, going through the design process then, into construction documents and then into bidding for services per public bid laws, and into construction administration which is where we watch and review the contractors throughout the construction and into substantial completion. All of the drawings/plans are done by +One.

Mr. Swann asked what stations have they done in Louisiana. Ms. Embaugh said we did in Livingston Parish, District 4, Lockport, we have 2 stations that are under construction right now that were destroyed in hurricane Ida which is a FEMA funded project that has been drawn out for almost 4 years. We have gone all the way up to Bossier, Basile, Louisiana which is next to Eunice, west of Lafayette, Broussard, 3 stations in Plaquemines Parish and agrees to provide a list of the most current list of their constructions.

Chief Parish spoke to the Chief of Livingston Parish and he had nothing but greatness to say about them. They came in after the fact to fix issues from the previous contractor, which was an awful experience. They have a bunch of questionnaires and ask questions about what we need and what we want and what are our future outlooks. They sit down with a group of whomever we put together and that's how they develop the station needs, wants, and desires along with necessities. It's to develop the station on paper. They work with us the entire time and our input is what they use for the design.

Ms. Embaugh explained that the fees depend on what your construction budget is. We take our best estimate on very preliminary conversations and we are basing this contract on this construction budget. It says in the contract that this number will be adjusted based on what numbers it comes through. One of the things that we do is, we give cost estimates after different phases. So, after the schematic design phase, which is about 20% of the process and adjust our fees accordingly. Our fee adjust to whatever the construction is and our estimates become more accurate as we get narrowed down to the design. Until we know the details, we do not know the answers. This will fit into the State sliding scale.

Mr. Trascher asked how does this process go if we are applying for a grant?

Ms. Embaugh said if it is capital outlet you technically do not have a drawing but, need a form that is in writing what of what you are going to build in detail. It is very much an estimate and if you have drawing, it helps to be prepared and that you are invested in the process, the better your chances of approval. Capital outlet is where you have to match a percentage of whatever they give you. Your architectural fees count towards your match. There are 5 or 6 phases through the architectural process and you pay the fee as we go through the phases.

This firm can help us with our needs for the next 50 years. They do the surveys to see exactly what we need and do the design from the information they acquire from meeting with everyone and understanding what we need for the future.

Chief Parish said he can give a list of other 4 contractors but two do not handle fire stations. Greenleaf is who District 8 is currently building with and District 1 built their headquarters with a different company and did not go back to them for their next 3 constructions and Schneider is the private one that District 13 used. We really like this agency because of the resource we have with Chief Anderson who has an insight of what we need. The only ones that we looked at were Damen's, who has built 3 fire stations, Greenleaf who built headquarters in Slidell, and +One (Plus One).

Mr. Trascher likes the concept of dealing with only one firm throughout the whole process but, at this point, would like to go over our financial picture before we enter into a contract. I would like preliminary information to see if we will get the grant. We can maybe wait until next meeting to have time to review this.

Chief Parish explained that they cannot move forward with the grant without some type of plan. The station has \$1.3 million set aside for the fire station. That is not enough to build a station but we need to get this started. This is for the design process only.

Mr. Lindsey makes a motion to move forward and engage +One (Plus One) for the plans.

Ms. Embaugh explained that it goes through these phases:

- Programming
- Schematic design
- design development
- construction documents
- Bidding negotiations
- Construction administration

There are multiple ways to do the process. You are billed every month and if we have to stop during the process, then later want to start back up, we start from there.

Mr. Lindsey wants to get this started to see if we can get a grant and move forward.

Mr. Dreux confirmed that we will get a rough estimate of how much this station will cost.

Ms. Embaugh said the first estimate is usually after schematic design. That's where we get all the information to know what you want, ie, what type floors, how many people are employed, how many trucks do you have. We take all of that and figure out how many square feet you may need, what kind of building. After schematic design we do our first cost estimate. I will bill you every month and that cost estimate may go up or down depending on the choices made the design, flooring, etc. After schematic design we can give a cost estimate of approximately 70% accuracy. If at any point you feel you have to stop, we stop. When you want to start again, we start from that point.

Mr. Trascher thinks that if we had a better picture of the financial status, we will know what we can build. He also agrees that this company will have a quality design but, we may have to do something that we can add on to at a later date.

Ms. Embaugh said we can also do that. We press for information so we can build what you need at this station. Let the process tell you what you need. We take the budget in mind when we design what you need per the budget.

Mr. Lindsey states that our financial picture right now, that we know of, shows we have \$1.3 million set aside for building renovation or new building.

Mr. Trascher asked how much would a station cost? If we get a grant we have to pay 20% of that money from that \$1.3 million. If we do not get a grant, I don't want to spend \$30,000 to \$40,000 on plans that we cannot build because we don't have the money.

Mr. Swann said \$1.3 will not be enough and Mr. Lindsey pointed out that we will be able to put more towards it next year.

Mr. Dreux asked what will we receive next year that will be able to add to this capital?

We hope that we keep the same amount in the budget but, with the climb in the government they are pushing for major reduction in millage's.

Chief Parish said the tax assessor said to leave it as it is. We also have \$400,000 that will be moved. It may be more if we do not have to make major purchases. We have a national emergency fund and a contingency fund set aside for anything major that may come. We can go off estimates of other stations for the cost of their stations. The first phase of this will take several months. We cannot move ahead without an architect. We feel we have a good chance at the grant. We just need plans to submit.

Mr. Swann said we cannot get further without plans and Mr. Lindsey agrees. This will be a lengthy process. We will have more money to move into it. The station is in bad shape.

Ms. Embaugh said the design process can take from 8 to 12 months. That may help with the process of how your funding will be.

Mr. Lindsey said we will not be spending as much on repairs because we will have new ambulances and fire trucks and is ready to get the process moving because the station is in

such bad shape. It would not even pass code right now. We did a walk through and it is very bad. We can wait but we need a set of plans. I feel confident about this agency because of the feed back from other stations.

Mr. Trascher said that this is a big step to take right now that was put on at this meeting. We had no prior input or discussion. We need to look at our financial picture and set perimeters on what type of station we are looking at. This is a great plan we are looking at but is very open ended and I would like to close some of this and have guidelines. We will also have the cost of demolition. I would like to know what range we are in for the construction. This is a big step to take that was just put on at this meeting. We had no prior input or prior discussion. If we understand our financial picture better, we can make decisions on that.

Mr. Dreux asked if there are other district stations that would be comparable to what we need? When you ask for the grant, you have to have a plan.

Chief Parish said District 2 has 3 bays and it cost them \$2 million. We have their plans to look at. What Ms. Embaugh told me was, that it usually cost about \$1million per bay, approximately, so we are half way there.

Mr. Trascher noted that if we wait for the grant, we may be able to build a bigger station.

Chief Parish said this will not be a substandard station. A 3 bay station fits what we need and would offset the set backs. Throughout the process you will be in it with us. \$3 million is a rough estimate she gave us for a 3 bay station. Abita has built a \$3.2 million dollar station and it is massive.

Mr. Trascher said if we get the grant and can match the grant, we can build a better station. We also have the station on 3081 that is not up to standards and that is some of the things that we have to keep into consideration when making financial commitments. I appreciate +One for coming out and would like to have their services but, I want to be more comfortable with the financial position of the District.

Chief Parish said that a 3 bay station would fit our needs with our growth. It also offsets the problems that we have. We are not looking to go bigger than that and throughout the process you will be involved. What she told us is that we are looking at \$1 million per bay.

Mr. Lindsey asked to let Chief Parish know what numbers you want to see, so when we come next month we will have the information needed. We have \$1.3 and next year we will be able to roll over \$400,000. That will give us \$1.7 million. Next year we will be able to roll over more.

Chief Parish pointed out that we have new engines and ambulances coming so we will have less maintenance in keeping them running. Asset wise, we are in good shape. What do you want to see that I can provide to you for this.

Mr. Trascher asked for the financial situation, what are the account balances and reserves. This is for the rest of the Board also. I seem to remember that we will also have to replace a engine in the next 5 years.

Chief Parish said we will have 2 new fire trucks and we will always have a rolling stock fund for new equipment but we also have 2 new engines coming.

Mr. Lindsey makes a motion to move forward with the process of plans. This will not be a quick thing and will take a couple of years we and will be able to put money away.

Mr. Dreux also understands the concerns and in going over the budget a couple of meetings ago, is very concerned about the old equipment breaking down. We have new equipment coming in. We need a plan to show us what we want and then figure out the cost.

Mrs. Blackwell said I have a motion, do I have a second? Mr. Dreux seconds the motion. A roll call vote was called, with 3 Yeas, 1 Nay, motion carries.

Mr. Lindsey asked Chief Parish if he would get those numbers for the Board to review to get a better idea of our financial situation.

Chief Parish said this will not be a contract with the firm (+One), it is to be able to talk with them and get to the point of what the expectations are.

Mr. Trascher said, this is a contract for professional services.

Chief Parish explained that there is \$2.3 million in the Rolling Stock Fund. We have already paid for both engine and the chassis for the ambulance that is ordered. One ambulance, the money is still in that account. The Emergency Account has \$1,385,000 in it. We have \$2.021 in our operating account and Chief will give you the report on that. I will put everything in writing so you can see it. We thank +One for coming out.

Mr. Lindsey asked for reports to see where we are on the cost of this. If we can have a report every meeting, that would be great

Mr. Trascher said he would like time to go over things before we hire a firm for this. I do like their services, I just want time to look over it.

Mr. Lindsey said the plans have to start somewhere and this may help the process go smoother.

(SECOND ITEM MOVED UP ON AGENDA)

DISCUSS COLLEGE APPOINTMENT TO CIVIL SERVICE BOARD – Floyd Trascher

Mr. Trascher asked to move to the next item to be moved up on the agenda, Discuss College Appointment to the Civil Service Board and moves to open the agenda to move this item up. Mr. Lindsey seconds the motion. A roll call vote was called with 4 Yeas, 0 Nays, motion carries.

Mrs. Blackwell ask Mrs. Money to come up to the Board to introduce herself and says she knows her as Kellie Mitchell and is now Kellie Money. She received a letter about the Civil Service Board and she is interested in joining the Board. Her mother was sick and passed away and she feels this is an opportunity to do something for the Department because they

responded to her home several times. This would be an opportunity for her to pay back to the Department.

Mrs. Money said she grew up in Pearl River, went to Pearl River High, Graduated from Southeastern in 1993 with a degree in business management, moved to Alabama some time back and moved back to Pearl River recently.

The Board thanks her for showing interest in serving on the Board and it will probably be another month before a decision is made.

RESUME AGENDA'S ORIGINAL ORDER

MINUTES

MINUTES FOR APPROVAL

Approval of the minutes of the meeting held on August 11th, 2026. Mr. Trascher moves to accept the minutes with the video governing, Mr. Lindsey second, a vote was held and approved by 4 yeas, no nays. Motion carries.

FINANCIAL REPORT – Chief Jack Dockery

Chief Dockery said for the month of August, we are looking for a target of 67%.

Monthly items, on page 1, General Liability, we have one more payment this year on the truck, then the new budget will take over the rest of the payments for the increase for that. Page 2, was discussed in the past, line Items 6484, 6486, and 6495, for the Med Units, that will be amended and the amended budget may be on the November agenda. Further down, Item 6527, Fire Prevention, this is a little more than what we expected but we purchased the coloring books and that will hold us over for a couple of seasons. This will be adjusted in the amended budget. Payroll is where we need to be. On the last page, 6151, Medical Billing Services, this is maxed out right now because we had to make a payment to the Ambulance Alliance. Basically, it's the percentage that we have taken in from the last couple of years and Chief Parish is more up to speed on that.

Chief Parish explains that the Ambulance Alliance is an organization that we have always been a part of. It was a \$15,000, payment we had to make. It is a state program which is how we get reimbursed for Medicare and Medicaid. It's a collaboration of all the rural ambulances in the State. This year we received \$32,000, from the Ambulance Alliance. It's only for rural ambulances, it's not made for city services.

We are starting the 2027 budget. We will have something together for next month. We will hold it over for a month to be published in the paper then vote on it at the following meeting.

EMS REPORT

Chief Dockery said For EMS, we brought in \$12,977.11, for the month of August.

Mrs. Blackwell said with no other questions on the EMS Report, we can move to the Chief's Report.

CHIEF'S REPORT

For the month of August, we responded to the following:

CHIEF'S REPORT

MUTUAL AID	19
STRUCTURE FIRE	1
WOODS/GRASS/TRASH FIRES	4
MOTOR VEHICLE ACCIDENTS	9
EMS	47
HAZARDOUS SITUATION	1
PUBLIC SERVICE	11
CANCELLED/NO INCIDENT FOUND)	17
FALSE ALARMS/GOOD INTENT	4
LAW ENFORCEMENT	1
TOTAL	95
YEAR-TO-DATE CALLS	704

Chief Dockery said, a couple months ago John Case come here for the renewal of insurance. During that meeting he had me sign the new contract. We have a resolution for that which would be housekeeping.

Mr. Trascher said, yes, that would be Resolution 2026-022, and read the resolution for Property Insurance and makes a motion to approve this resolution. Mr. Lindsey seconds. A roll call vote was called with 4 Yeas, 0 Nays, motion carries.

OLD BUSINESS

DISCUSS/APPOINT CIVIL SERVICE MEMBER – Mr. Floyd Trascher

Previously Discussed on Agenda

WYNN WILLIAMS, HANCOCK WHITNEY BANK – Chief Dockery

Mrs. Williams sent me an email last month informing me that the contract was a 12 month

period and expires on October 31st, and the contract is changing to a 2 year (24 month) period with no \$50 service charge per month, we will bring in 90% of the 28 day T-Bill.

Mr. Trascher said we have Resolution 2026-020, for Whitney National Bank as the Fiscal Agent of St. Tammany Fire District No. 11, and reads the resolution, makes a motion to approve and Mr. Lindsey seconds.

Mrs. Blackwell calls for a vote, 4 Yeas, 0 Nays, motion carries.

NEW BUSINESS

DISCUSS PAY INCREASE (Tabled from Last Month)

Chief Parish stated that we did not send information on this because we decided it would be prudent to put it into the budget for next year and the cost of the pay increases would be \$130,000. We have the funds but it would be more prudent to wait until next year because of the projects coming up. We would like to remove it for this year and possibly work it into the budget next year.

Mr. Trascher said that we will take it off the Table but, before we build it into the budget, we would like to see notes that the salary is going to increase because of that and the amount it is going to increase.

Mr. Trascher makes a motion to remove that item. Mr. Lindsey seconds, all in favor, motion carried.

DISCUSSION ON QUOTES FOR METAL BUILDING BEHIND STATION 111 – Chief Dockery

Chief Parish said it was brought up last meeting and we have the money for this building in the Rolling Stock Account. Someone asked if the slab has the footing for a building. We spoke to All-star, who did the slab and he verified the footing is there because when it was put there, it was designed for a metal building.

You also asked about Station 112, we did get with the Town of Pearl River about the slab behind the building. The Mayor said that the slab is already there so you can put the walls up as long as no electrical was involved.

Chief Dockery explained we got a quote from Adco but I find that it is very difficult to get quotes that compare apples to apples with the metal buildings. There are different materials from other people. The quote from Adco is for the metal building that is \$24,000 for the kit and \$7,200 for labor so, the total would be \$31,200. The other quotes range from \$20,000 - \$60,000, but they are not exactly the same and some are like pole barns. This is aluminum framing versus red steel framing.

Mr. Trascher asked what the wind rating was on the buildings. Chief Parish said Adco is 170. Mr. Lindsey suggested we could get a quote from Hercules.

Chief Parish said this shed is for the lawn mowers, training props, and other equipment and Chief Dockery would like to move on this before the end of the year. I like the Adco because of the materials. The others would be like buying a cheap shed versus a metal building that will last. If there is another company that handles the same materials, we could get another quote.

Mr. Lindsey suggested Hercules or Corrugated Industries, in Chalmette and check that the gauge on the panels are the same.

Chief Parish said the roof is 20'x45' and the slab is 20'x30'. The 10 extra feet is over hang so when we do training, we will have some place to get out of the sun. The closed in building will be 25'x30' and the whole length is 45'. We will check the other two companies but with Adco, I know how they are built. The cost difference is too extreme to justify if I don't have apples for apples. We have \$40,000 dedicated to this project. We have some other companies but they are not built the same. Versa Tube, we sent a request but they did not give us very much information. We will look into this more.

Mr. Trascher moves to table this item, Mr. Lindsey seconds, all in favor, motion carried.

NEW BUSINESS

NONE

PUBLIC COMMENT

Mr Lindsey mentioned he and Mr. Swann did a walk through of the station and did not realize the station was in that bad a shape. Even though we will build a new station, I would like to put minimum funds into the station now because it may take 2 years or so to build a new. It needs sheet rock work and doors repaired. Cleaning and painting is also needed. We need to take minimum funds and put into this building. Mr. Swann said it needs to be maintained and asked if there is a schedule for maintenance and Chief Parish said that our schedule mimics Slidell's schedule.

Chief Parish said he understands and there is money in the budget for Station 111 to get some things done.

Mr. Lindsey offered to help but something needs to be done. Mr. Swann said the station on Hwy 11 is also in need.

Mr. Trascher makes a motion to adjourn, Mr. Dreux seconds, all in favor, motion carries.