

**PORT OF IBERIA DISTRICT  
BOARD OF COMMISSIONERS  
REGULAR MEETING - TUESDAY, NOVEMBER 18, 2014  
PORT ADMINISTRATIVE OFFICE - 5:30 P.M.  
MINUTES**

The regular meeting of the Port of Iberia District Board of Commissioners was called to order by Commissioner Mark Dore', Board President, at the Port of Iberia Administrative Office, on Tuesday, November 18, 2014, at 5:30 P.M.

In attendance were Commissioners Mark Dore', Board President, Danny J. David, Sr., Vice President, Larry G. Rader, Secretary-Treasurer, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

There were no Commissioners absent.

Also present were Craig F. Romero, Executive Director, Joanna D. Durke, Administrative Assistant, Holly Breaux, Secretary-Bookkeeper, and Ray Allain, Port Attorney.

Thus, with a quorum being acknowledged, Commissioner Roy Pontiff, recited the opening prayer and the Pledge of Allegiance.

**I. APPROVAL OF MINUTES.**

On a motion by Commissioner Larry Rader, seconded by Commissioner Smitty Smith, the Commission approved the minutes of the Regular meeting held on Tuesday, October 21, 2014.

This motion having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

**Nays:** None.

**Absent at Voting:** None.

And the motion was therefore passed on this the 18th day of November 2014.

**II. DISCUSS AND/OR DISTRIBUTE THE FOLLOWING:**

- (a) Budget Summary for Four (4) Months Ending October 2014.
- (b) Listing of Tenant Lease Billings.
- (c) Listing of Boat Stall Lease Billings.
- (d) Approve Payment of Bills & Checks Issued During Interim Period.
- (e) Computer Summary of Lease Agreement Activity Sheet.

**(f) Status of Invoices Report.**

**A motion was made by Commissioner Gene Jefferies, seconded by Commissioner Danny J. David, Sr., to approve and authorize the payment of bills for November, 2014, and ratify those paid during the interim period.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.**

**Nays: None.**

**Absent at Voting: None.**

**And the motion was therefore passed on this the 18th day of November 2014.**

**III. REPORT FROM MR. MARC BERARD, P.E., BERARD, HABETZ AND ASSOCIATES, INC., ON:**

**(a) EXTENDING THE EXISTING BULKHEAD AT SLIP 1A IN THE PORT'S MARINA DUE TO THE DEPLORABLE CONDITION OF THE EXISTING BULKHEAD.**

**(b) Port Marina "Wash-Outs" Located at Various Gate Slip Entrances.**

Mr. Marc Berard, BH&A reported that the survey work has been completed, and the permit drawings have been submitted to the POI. Mr. Berard also gave a Power Point Presentation to the Board regarding the scope of the project. Mr. Berard discussed various options and/or alternatives that could be pursued regarding this project. The initial budget for the project is currently \$240,000.00; however the additional limestone work for the "wash-outs" and repairs along the existing bulkhead is approximately \$15,000.00. This would bring the project total cost to \$255,000.00. Mr. Berard indicated that if a 55 ft. wide platform were to be constructed, the total project cost estimate would go up to approximately \$285,000.00. Lengthy discussion ensued. The Executive Director recommended the construction of a bulkhead. The Executive Director is concerned with protecting the integrity of the bankline. He feels that the area should be contained to prevent further erosion. Further discussion ensued. Mr. Marc Berard indicated that he could place various alternates in the bid (which would be submitted with the base bid) and the Board would decide which alternate option they may want to pursue. Lengthy discussion ensued.

**A motion was made by Commissioner Larry Rader, seconded by Commissioner Roy Pontiff, to approve and authorize Mr. Marc Berard, Berard, Habetz & Associates, Inc. to proceed with the advertisement for bids which will include the base bid along with various alternates (approximately three), for the project regarding extending the existing bulkhead at Slip 1A in the Port's Marina due to the deplorable condition of the existing bulkhead and the Port Marina "Wash-Outs" located at various Gate Slip Entrances; and motion further authorizes that the budget for this project be adjusted from \$240,000.00 to \$285,000.00.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A.**

**Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.**

**Nays: None.**

**Absent at Voting: None.**

**And the motion was therefore passed on this the 18th day of November 2014.**

**IV. REPORT FROM MR. O'NEIL MALBROUGH & MR. GLENN LEDET, CB&I, ON:**

**(a) LA DOTD Port Construction & Development Priority Program:  
Phase I of State Project Number 578-23-0018/H.009021(321) Port-Site  
Bulkhead Relocation Phase II A-(for the AGMAC Bulkhead Relocation  
& Design Project (Public Property).**

**{1} Status of Dynamic Site Bulkheads 3, 4, and 4A and Chart  
Energy & Chemical Bulkhead 2.**

Mr. Glenn Ledet, CB&I, gave a Power Point Presentation on the construction status of the project. Coastal Bridge Company LLC is 100% complete with Bulkheads 2 (Chart Energy & Chemical) and Bulkhead 4A (Dynamic Industries). In addition, Bulkheads 3 and 4 (Dynamic Industries) are approximately 90% complete. The fender system is the only remaining item of work and construction is ongoing.

**{2} Discuss/Approve Contractor's Application for Pmt. No. 17.**

Mr. Ledet reported that RFP #17 includes the installation of deformed reinforcing steel and granular material and installation of structural steel. Mr. Ledet also reported that RFP #17 brings the gross earned to date at \$4.608 Million of the \$4.839 Million (approximately 95% complete).

**A motion was made by Commissioner Gene Jefferies, seconded by Commissioner Danny J. David, Sr., to approve and authorize Contractor's Application for Payment Number 17 in the amount of \$86,332.50, to Coastal Bridge Company, LLC for the period October 1, 2014 thru October 31, 2014 in accordance with the Contract dated February 6, 2013, regarding the LA DOTD Port Construction & Development Priority Program: Phase I of State Project Number 578-23-0018/h.009021(321) Port-Site Bulkhead Relocation Phase II A-Bulkheads 2 thru 4a(for the AGMAC Bulkhead Relocation & Design Project (Public Property); and motion further stipulates that the Payment Request be forwarded to the LA Department of Transportation & Development for review and approval.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.**

**Nays: None.**

**Absent at Voting: None.**

**And the motion was therefore passed on this the 18th day of November 2014.**

**{3} Report from Port Attorney on:**

- ❖ **Update on Mr. Murphy Foster, Breazeale Sachse and Wilson, "Co-Counsel" for the POI District.**

The Port Attorney reported that there has been no activity to report at this time since the mediation occurred; however, the Port Attorney is waiting for the project to be complete in order to address the contract dispute in an effort to resolve the issues.

**{4} Discuss/Approve CB&I Invoice.**

A motion was made by Commissioner Larry Rader, seconded by Commissioner Roy Pontiff, to approve and authorize payment of Invoice Number 1926268-R8-00541 in the amount of \$21,377.00, to CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.) for the period September 29, 2014 thru October 31, 2014 (reimbursable to POI by DOTD), regarding the AGMAC Bulkhead Relocation Project Phase IIA (for engineering during construction and resident project representation on Bulkheads 2,3,4,&4A) in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 20 dated July 15, 2014 and Amendment Number 21 dated November 6, 2014.

This motion having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

**Nays:** None.

**Absent at Voting:** None.

And the motion was therefore passed on this the 18th day of November 2014.

- (b) **LA DOTD Port Construction & Development Priority Program:  
Phase II of State Project Number 578-23-0018/H.009021(322) Port-Site Bulkhead Relocation Phase II A-(for the AGMAC Bulkhead Relocation & Design Project (Public Property).**

**{1} Update on the Advertisement for Bids for the Public Bulkheads (#12A POI Public Dock – Commercial Canal).**

Mr. Glenn Ledet, CB&I, presented a copy of the "Notice to Contractors" which will be advertised in The Daily Iberian, Advocate, and Central Bidding. The advertisement dates were published on Monday, November 3, 2014, Monday, November 10, 2014 and Monday, November 17, 2014. In addition, a mandatory pre-bid conference will be held on Wednesday, November 19, 2014 at 2:00 p.m. at the POI Administrative Office. Sealed bids will be received until 11:00 a.m. on Wednesday, December 10, 2014, at which time the bids will be publicly opened and read at the Port Administrative Office.

**{2} Discuss/Approve CB&I Invoice.**

A motion was made by Commissioner Smitty Smith, seconded by Commissioner Simieon d. Theodile, to approve and authorize payment of Invoice Number 1926269-R8-00541 in the amount of \$2,824.75, to CB&I Coastal, Inc., (f/k/a Shaw

Coastal Inc.), for the period October 20, 2014 thru October 31, 2014 (Advertising & Bidding of Bulkhead 12A - Public Dock)(100% reimbursable to POI by DOTD), regarding AGMAC Project Management in accordance with the contract between the POI and Shaw Coastal, Inc., dated September 3, 2002 and Amendment Number 12 (Project Management) dated December 17, 2013.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of November 2014.

- (c) **LA DOTD Port Construction & Development Priority Program: Phase III of State Project Number 578-23-0018/H.009021(322) Port-Site Bulkhead Relocation Phase II A- Bulkhead 12B (for the AGMAC Bulkhead Relocation & Design Project (Public Property)).**

Mr. Ledet reported that Bulkhead 12B has been placed "on hold" until additional Port Priority funding has been acquired from the LA DOTD.

- (d) **Port-Site Bulkhead Relocation Phase II B- All Private Bulkheads (for the AGMAC Bulkhead Relocation & Design Project (Private Property)).**  
**{1} Update on Reconnaissance and Design of Private Bulkhead Numbers 1, 6, 7, 11, and 14, in accordance with the Engineering Contract with CB&I Coastal, Inc. f/k/a Shaw Coastal, Inc. dated September 3, 2002.**

Mr. Ledet gave a Power Point Presentation on the Port-Site Bulkhead Relocation Phase II B- All Private Bulkheads (for the AGMAC Bulkhead Relocation & Design Project (Private Property)).

Mr. Ledet reported that CB&I met with the private property owners this meeting date. The companies include: Bayou Companies (Bulkhead 1 & 14), Miguez Fuel (Bulkhead 11), and Cornerstone Fabricators (formerly Cal Dive location) (Bulkhead 6 & 7).

CB&I is currently in the process of the Procurement for the Reconnaissance Level Surveying and Geotechnical Services for Bulkhead 1, 6, 7, 11, and 14. Discussion ensued.

**A motion was made by Commissioner Roy Pontiff, seconded by Commissioner Simieon d. Theodile, to approve and authorize Eustis Engineering to perform the Geotechnical Investigation and Engineering for two (2) 75ft. deep borings located at Bulkheads 1 & 14 (Bayou Companies) and also provide an overall final report for the Phase II B Private Bulkhead Project at a cost of \$14,685.00, and will include the necessary Field Work, Lab Work, and Geotechnical Engineering.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.**

**Nays: None.**

**Absent at Voting: None.**

**And the motion was therefore passed on this the 18th day of November 2014.**

**A motion was made by Commissioner Roy Pontiff, seconded by Commissioner Simieon d. Theodile, to approve and authorize Bayou Country Survey to perform the Survey Work for the Phase II B Private Bulkhead Project at a cost of \$8,250.00, and will include the necessary Field Survey, Investigation and Meetings with Site Representatives on Conflicting Utilities, Pipelines, etcetera.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.**

**Nays: None.**

**Absent at Voting: None.**

**And the motion was therefore passed on this the 18th day of November 2014.**

**{2} Discuss/Approve CB&I Invoice**

**A motion was made by Commissioner Larry Rader, seconded by Commissioner Smitty Smith, to approve and authorize payment of Invoice Number 829436-R8-00501 in the amount of \$5,610.50, to CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.) for the period September 29, 2014 thru October 31, 2014, (not reimbursed by the LA DOTD or credited by the USACE) regarding the costs associated with the additional services in the AGMAC Bulkhead Relocation Phase II B – Private Bulkheads (1, 6, 7, 11, and 14) (Private Property) Project for reconnaissance engineering design and other tasks; and regarding conference call meeting with U.S. Senator Mary Landrieu's Office; and regarding the POI Port-Proposal for AGMAC for Coastal Master Plan 2017 and POI Port-CPRA Master Plan 2014 and 2017 Project Proposal/submittal in accordance with the contract dated September 3, 2002 and Amendment #12 dated December 17, 2013.**

**This motion having been submitted to a vote, the vote thereon was as follows:**

**Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.**

**Nays: None.**

**Absent at Voting: None.**

**And the motion was therefore passed on this the 18th day of November 2014.**

**(e) Status of the AGMAC Project.**

Discussion ensued and there was no action taken on this Agenda item.

**(f) Central Gulf Shipyard, L.L.C. (Lots 62-67 & Tracts A & B Located at POI Public Dock – 10.520 acres).**

**{1} 160' x 70' 1800 Ton Dry Dock.**

**{2} Slip C-2 Modifications (200 ft. long x 100 ft. wide & -24 ft. depth).**

- ◆ **Reevaluation of the Engineering, Design, and Necessary Permitting Process for the Project (The Dry Dock was a Previously approved POI Project).**
- ◆ **Discuss/Consider Agreement Between Port of Iberia District and CB&I Coastal, Inc. for Professional Services.**
- ◆ **Third Amendment of Lease Agreement Negotiations.**

Mr. Glenn Ledet, CB&I gave a Power Point presentation on the Port of Iberia Central Gulf Dredging Project. Mr. Ledet indicated that CB&I reviewed the previously approved project and documentation from 2011. CB&I reevaluated the project budget which includes the construction and engineering costs. The estimated construction budget costs to dredge and dispose of approximately 27,000 cubic yards of material from the Central Gulf Shipyard Slip (Slip C-2) and the disposal of the material on the previously permitted property at Frank's Casing Crew is \$500,214.00. The project will most likely be performed by mechanical dredging the material, placing the material in barges and shipping it across the Commercial Canal to the disposal area. The estimated Professional Engineering Services cost on a Time and Material basis is not to exceed \$139,734.00. CB&I has submitted a proposal to the POI to assist the Port in supplying the Professional Services for the design, bid negotiations, and construction administration which include: Basic Civil Design, Geotechnical Engineering, Topo and Bathymetric Survey, Permitting (Coastal Use Permit and USACE Section 10/404), Bidding and Negotiations, and Resident Project Representation. Therefore, the total estimated project budget costs of construction and professional engineering services is \$639,948.00. Discussion ensued with regards to the permit process, as it may take six months for the necessary approvals. Lengthy discussion ensued.

**A motion was made by Commissioner Roy Pontiff, seconded by Commissioner Larry Rader, to approve and authorize the Board President to execute a Professional Services Contract between CB&I Coastal, Inc., (f/k/a Shaw Coastal Inc.) for the Central Gulf Shipyard, L.L.C. 160' x 70' 1800 Ton Dry Dock and Slip C-2 Modifications (200 ft. long x 100 ft. wide & -24 ft. depth) Project with the estimated Professional Engineering Services cost on a time and material basis not to exceed \$139,734.00; and motion further is contingent upon successful**

negotiations and an approved Third Amendment of Lease Agreement between Central Gulf Shipyard, L.L.C. and the Port of Iberia District, and also contingent upon review and approval by the Port Attorney.

This motion having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

**Nays:** None.

**Absent at Voting:** None.

And the motion was therefore passed on this the 18th day of November 2014.

A motion was made by Commissioner Danny J. David, Sr., seconded by Commissioner Simieon d. Theodile, to approve and authorize the Board President to execute a Third Amendment of Lease Agreement between Central Gulf Shipyard, L.L.C. and the Port of Iberia District regarding a 160' x 70' 1800 Ton Dry Dock and Slip C-2 Modifications (200 ft. long x 100 ft. wide & -24 ft. depth) on Lots 62-67 & Tracts A & B located at the POI Public Dock – 10.520 acres, contingent upon the review and approval of the Port Attorney.

This motion having been submitted to a vote, the vote thereon was as follows:

**Yeas:** Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

**Nays:** None.

**Absent at Voting:** None.

And the motion was therefore passed on this the 18th day of November 2014.

**(g) Capital Outlay Requests for Fiscal Year 2015-2016.**

Discussion ensued and there was no action taken on this Agenda item.

**V. REPORT FROM PORT ATTORNEY ON:**

**(a) Status of POI Acquiring 140.81 Acres of Property Owned by the City of New Iberia as Identified in a 99 Year Lease Signed by the Port and City on July 28, 1948.**

**{1} Title Examination/Title Opinion.**

Mr. Ray Allain, Port Attorney, reported that during the course of his initial title examination, he encountered a few legal issues. Mr. Allain has notified Mr. Scott Decuir, legal counsel for the City of New Iberia, and informed Mr. Decuir of his concerns. Mr. Allain and Mr. Decuir are working together in an effort to resolve the issues.

**(b) POI vs. LBC Port, LLC in Iberia Docket No. 124906.**

**◆ Suit to Cancel Lease.**

The Port Attorney reported that the suit is pending. The tenant has not filed an answer to the suit. The Port Attorney and the Administrative Assistant will determine what



dollar amount is due the Port of Iberia, and the Port Attorney will then use the invoice to proceed with the suit. If the tenant does not answer the suit, the Port Attorney can then proceed to take a Default Judgment.

**VI. REPORT FROM EXECUTIVE DIRECTOR ON:**

- (a) **Discuss/Consider Approval of a Sublease Fourth Amendment Agreement Between Advanced Welding Services, Inc., National Oilwell Varco, LP, and the Port of Iberia District Regarding 2.5 Stabilized Acres Located on Tract "H" and a 17,500 Sq. Ft. (One Bay) of the Existing 35,000 Sq. Ft. Fabrication Building all Located on the Port Expansion Phase I Property Site.**

A motion was made by Commissioner Roy Pontiff, seconded by Commissioner Larry Rader, to approve and authorize the Board President to execute a Sublease Fourth Amendment Agreement between Advanced Welding Services, Inc., National Oilwell Varco, LP, and the Port of Iberia District regarding 2.5 stabilized acres located on Tract "H" and a 17,500 sq. ft. (one bay) of the existing 35,000 sq. ft. fabrication building all located on the Port Expansion Phase I Property Site.

This motion having been submitted to a vote, the vote thereon was as follows:

Yeas: Mark Dore', Danny J. David, Sr., Larry G. Rader, Gene L. Jefferies, Roy A. Pontiff, Elbridge "Smitty" Smith III, and Simieon d. Theodile.

Nays: None.

Absent at Voting: None.

And the motion was therefore passed on this the 18th day of November 2014.

- (b) **Status of the Lease Agreement Between Ram Design, LLC & the Port of Iberia District for Tract "L" (14.37 acres) Located on the POI Millennium Expansion Phase II Property Site.**

The Executive Director reported that the Lease Agreement has been received from Ram Design and the Board President can execute the Agreement this meeting date.

- (c) **Discuss/Consider a Request from Danos Regarding Tracts "O" (11.26 acres); "P" (11.20 acres); "Q" (11.17 acres); and "N-1" (6.11 acres); Located on the POI Millennium Expansion Phase II Property Site.**

Discussion ensued and this Agenda item was tabled.

- (d) **Announcements.**

- ◆ AAPA Training Programs
- ◆ POI Christmas/New Year Holiday Schedule.
- ◆ Oil & Gas Industry Informational Handouts.

**VII. ADJOURNMENT.**

**On a motion made by Commissioner Roy Pontiff, and seconded by Commissioner Larry Rader, the meeting was adjourned at 7:30 p.m.**



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**SECRETARY-TREASURER**



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**PRESIDENT**