

WEST ST. MARY PARISH PORT, HARBOR AND TERMINAL DISTRICT

MEETING MINUTES

JUNE 7, 2016

6:00 P.M.

The meeting was called to order by Mr. Willie Peters, President of the Port Commission. Mr. Greg Paul led in the Pledge of Allegiance. Mr. Peters gave an invocation. A roll call resulted in the following:

Present:

Phil Bell
Tad Blevins
Ralph Longman
Greg Paul
Willie Peters
Wayne Stevens
Joseph Tabb

Absent:

Calvin Deshotel
Will Terry

Also present at the meeting were Mr. Alan Taylor of Kolder, Champagne, Slaven and Company, Ms. Marguerite Robinson of Teche Talk, Mr. Roger Stouff of the Franklin Banner, Mr. Jude Hebert with CLECO, Mr. Reid Miller of Miller Engineers, Mr. Eric Duplantis, Port Attorney, Mr. David Allain, Executive Director and Ms. Rebecca Pellerin, Office Manager of the Port Commission.

A motion was made by Mr. Tabb to dispense with the reading of the May 10, 2016 meeting minutes and to accept the same. The motion was seconded by Mr. Longman and carried unanimously.

Mr. Peters asked for any Public Comments. There was none.

Mr. Peters introduced Mr. Alan Taylor of Kolder, Champagne, Slaven and Company. Mr. Taylor recently completed the Audit of the Port Commission for the year ending December 31, 2015. Mr. Taylor reported that it was a good clean audit and the Port Commission is once again receiving an Unmodified Opinion, the best opinion that could be given. He reported that the financial statements included in the document fairly present the financial position and the results of the operations of the District. He provided a short two page financial statement basically comparing the 2015 year to the previous years from 2014, 2013, 2012 and 2011. The report reflects the positive growth on the asset side and also shows that the Port Commission has no debt. He reported that the Commission's financial condition is very strong. Mr. Taylor urged the Commission to take time to review the report and invited them to contact him regarding any questions or comments regarding the Audit. Mr. Taylor thanked the Commission for allowing them to provide services to the Port Commission. Discussion followed. A motion was made by Mr. Bell to review the Audit Report as presented to the Commission. The motion was seconded by Mr. Blevins and carried unanimously.

Mr. Allain stated that at last month's meeting he reported that there are drainage problems at the Industrial Park. Since last month's meeting, he has been researching solutions to the problems. He

reported that the previous landowner had an agricultural operation and there was a drainage pump installation that was left when the Port took ownership of the property. That installation consisted of suction pipe levees, a road to access the pump, but lacks electricity to operate the pump. Mr. Jude Hebert said Cleco is willing to assist the Port Commission with the electrical needs to install and operate the drainage pump. Mr. Allain has located the drainage pump that was in the location and the owner is willing to sell the pump for \$15,000. The Port Commission presently owns a 50 horsepower electrical motor that was used to operate the west end drainage pump at the Port site. The motor has been stored at the Port's water plant for the past seven to eight years. He has confirmed with the motor manufacturer that this motor is compatible with the drainage pump. With the approval of the Commission, Mr. Allain suggested that the motor be looked at and that a new switch gear be purchased at a cost of \$6,000. The switch gear would be set up with a timer to control the duration of operations to stay under the demand charges for electricity. The operation would require a Three-Phase Tower that CLECO has agreed in-kind to supply that power to the location of the pump. The location of the pump is not on Port owned property and is owned by the Privat family. Mr. Allain spoke with Mr. Privat and they are willing to allow the Port to use the Property for the drainage pump. Mr. Duplantis will draft a Cooperative Endeavor Agreement to secure rights to access the pump. The total acreage inside the levee system is approximately 100 acres with the Port owning about 92 acres and the Privat's owning about 8 acres. Mr. Allain mentioned that he and Mr. Miller had looked at alternatives to just pumping Port property and the cost was substantially higher. Discussion followed. Mr. Longman asked Mr. Allain what a new pump and a new motor would cost and he replied that it would cost approximately \$42,000 just for the 20 inch, 10 foot Low Lift pump. A motion was made by Mr. Longman to authorize Mr. Allain a budget of \$30,000 to purchase and install the drainage pump and to recondition the motor. The motion was seconded by Mr. Stevens and carried unanimously.

Mr. Hebert reported that CLECO would convert the line for the drainage pump from single phase to three phase and at the end of the existing line will most likely have to set one more utility pole. Mr. Hebert said they ran the figures and based on three year revenue cycles they will be able to accomplish this at no cost to the Port. He also added that a Right of Way would be needed for CLECO from the landowner. Mr. Allain assured him that he would secure the Right of Way. Mr. Allain mentioned that Mr. Hebert estimated the cost for the Port to run the pump would be less if usage stays under 5,000 kilowatts per month. If usage is over 5,000 kilowatts per month for three consecutive months, the Port will be put on demand and will be charged a higher rate or a commercial rate.

Mr. Miller reported that a Pre-Construction meeting was held regarding the bulk heading at the Industrial Park with the contractor, Southern Constructors. A Notice to Proceed will be issued June 20th while submittal data has been received from Southern Constructors and reviewed over the last few days. Mr. Miller estimated that the bulkhead project should be completed in seven to eight months, weather permitting.

There being no further business to be discussed, a motion was made by Mr. Paul to adjourn the meeting. The motion was seconded by Mr. Bell and carried unanimously. The meeting adjourned at 6:30 p.m.

Signed Wilson Terry
Wilson Terry, Secretary