

West Calcasieu Port Board Meeting Minutes

March 7, 2017

I. Call to order

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:00 p.m. on March 7, 2017, at West Calcasieu Port, 200 Old Ferry Road, Sulphur, Louisiana.

II. Invocation

Dave Aguillard led the invocation.

III. Pledge of Allegiance

Pledge led by Scott Foreman and recited by all board members and guests.

IV. Roll call

Darla Perry conducted a roll call. The following persons were present:

- ✓ Dick Kennison
 - ✓ Dave Aguillard
 - ✓ Wilmer Dugas
 - ✓ Scott Foreman
- Tim Dougherty was absent.

(Others also present at the meeting were: Lynn Hohensee, Darla Perry, Glen James, Chuck Stutes and Sheila Burton.)

V. Approval of minutes of the February 7, 2017 regular monthly

President Dick Kennison entertained a motion to approve the minutes of the February 7, 2017 regular monthly meeting. A motion was made by Wilmer Dugas to approve the minutes of the February 7, 2017 regular monthly meeting, 2nd by Scott Foreman. No opposition. Motion carried.

VI. Amendments, additions and deletions to the proposed agenda

Darla Perry announced that an addition needed to be made to the agenda to have an amendment to proceed with the ramp fabrication, assuming that the committee meets with the tenants and everything is approved. Wilmer Dugas made a motion to add to the agenda to discuss and take action on an amendment to proceed with the ramp fabrication, assuming that the committee meets with the tenants and everything is approved, 2nd by Dave Aguillard. President Dick Kennison noted that the added item will be VI(a).

VI(a). Discuss and take action on an amendment to proceed with the ramp fabrication, assuming that the committee meets with the tenants and everything is approved

Chuck reminded the Board that they reviewed a proposal from King Fabricators back in January in the amount of approximately \$125,000 and authorized King Fabricators to proceed with engineering on the ramp and to submit necessary drawings and engineering data for Meyer & Associates to review. Chuck explained that since that time King Fabricators has finished the work and sent it to Meyer & Associates for review. Chuck said he is recommending that the Board go ahead and authorize the actual fabrication, delivery and installation of the ramp. Chuck stated that the proposal amount is still the same at around \$125,000 total for engineering, fabrication, delivery and installation. Wilmer Dugas made a motion to accept the recommendation by Meyer & Associates to authorize King Fabricators to do the actual fabrication, delivery and installation of the barge ramp, subject to approval by the Devalls; 2nd by Scott Foreman. President Dick Kennison told the Board that Port Director Lynn Hohensee met with the Devalls today to review the drawings. Lynn said he presented the drawings to Mike Devall, and he and George (Landry) were going to review them. Lynn said he would be meeting back with them on Monday to discuss further. No opposition. Motion carried.

VII. Committee Reports

Port Director Lynn Hohensee reported that the Tenant Committee had an opportunity to look at some of the preliminary activities involved with Citgo. Lynn said they will continue to meet with a couple of the tenants to discuss the possible arrangement with Citgo down the road. Lynn said he will give the Board more information as it progresses.

VIII. Port Director Report

{NOTE: The following report is a copy of the original sent out by Lynn Hohensee.}

{Port Director Lynn Hohensee told the Board that sometime over the weekend Tubal Cain had a break-in at their facility at the Port where a computer, walkie-talkies and some tools were stolen. Lynn said he stopped over there before the meeting today and, with Darla's help, made all of the archives of the security video cameras available to them. Lynn said they have changed the locks on the building to hopefully make it more secure.

Lynn announced that port tenant Morris-Shea notified him that they will be leaving the port because their work in the area has come to an end. Lynn also announced that Jennifer Treme has left Orion Marine Group to go to work for a company in Beaumont, Texas, which will soon open an office in Lake Charles where Jennifer will be working. Lynn said he is not sure whether they will replace Jennifer with an engineer on site at the port, but for now the contact person will be Jerry Jones.

Lynn told the Board that he is working with Police Juror Judd Bares to try to get help from the Parish to clean up all of the trash along Old Ferry Road. Lynn said he noticed on Hwy. 27 past the airfield that the parking lot is completely empty. Darla said that the parking is done in that parking lot. Lynn said he sent communication to Star Concrete asking for their help to either improve the surface at the top of the hill where they are washing their trucks or to wash them somewhere else to prevent dirt and mud on the blacktop roadway at the port.

Lynn reported that the last few days the barge days have been up in the 80s. Lynn said that Mike Devall told him earlier today that they can expect that number to remain strong. Lynn explained the reason why the numbers were low at the beginning of the year is due to the way barges are counted and taxed at the first of the year.

Lynn announced that Orion Marine Group just submitted a bid for work at the Axiall project. Lynn said he hopes they get the bid. Lynn told the Board he has not heard anything from Cemex of Southwest Louisiana and their trucks are idle at the port, but they are still paying their rent. Lynn stated that hopefully things will pick up for them within the next couple of months.}

Marketing/Business Development/Retention –

- Discussions continue with CITGO representatives re: the reception of the company's dredge spoils.
- The port director continues to coordinate with Devall Towing and the Port of Vinton re: ongoing discussions for possible movement of construction soil by barge from western Calcasieu and Cameron Parishes to industrial sites planned or under construction on the Calcasieu River Waterway. The WCP would play an instrumental role in the movement of dirt by barge
- Communications received from River Barge Works indicates that the tenant remains very interested in relocating to port waterfront property east of Orion Marine Group.
- Efforts continue to encourage the US Coast Guard to consider the West Calcasieu Port as a location for a new USCG facility in Southwest Louisiana.
- Continue to remain in contact with Tubal-Cain officials re: the company's efforts to secure regulatory permits for expansion of the 10-acre property west of the port's barge basin which continues at a slow pace.

Port Operations –

- WCP engineer continues with pre-construction engineering and permitting steps for the maintenance dredging of the west barge basin and the installation of the port's new entrance road. The grant covers 90 percent of the construction costs associated with the work.
- Bulkhead replacement work nears completion. All that remains is the installation of walking surface by Orion Marine Group, the main contractor for the project which was funded in large part by Capital Outlay grant monies.
- Port Director continues to work with consultants who are developing an effort to capture Homeland Security grant funding for several south Louisiana ports, including the West Calcasieu Port

- Port engineer continues to work with barge loading ramp manufacturer, Orion Marine Group (ramp installer) and Devall Towing to initiate upgrades to the equipment.
- Tubal-Cain continues making site improvements west of the west barge basin.

Professional Organizations & Networking –

- In February, the WCP director (and/or board members) represented the port at:
 - a. PAL monthly board meeting.
 - b. Gulf Ports Assn./Americas annual meeting with Nat'l Dredging Assn. and Army Corp of Engineers
 - c. Gulf Intracoastal Canal Assn. reception
 - d. Inland Waterway User Board meeting
 - e. Propeller Club
 - f. West Cal Chamber/Commerce lunch meeting
 - g. PetroChem board meeting
 - h. Alliance for Positive Growth meeting
 - i. Chamber/SWLA Gov't Affairs/Infrastructure committee meeting
 - j. Chamber/SWLA Business After Hours

News Media & Community Relations–

- Ongoing media relations continue through the Lake Charles Ad/Press Club and other networking opportunities.

IX. Announcements/Reports (Legal, Financial, Engineer)

LEGAL: There was no legal report given at this time.

FINANCIAL: Darla Perry reported that the Port took in \$96,251.78 in the month of January. Darla explained Cemex was behind a month on rent but caught it back up in January. Darla said that Morris-Shea paid a month ahead and is waiting for them to check their records before she sends them a refund. President Dick Kennison asked about River Barge Works' payment. Darla answered that it was received January 2nd for December. Darla said they are really good about sending payments ahead of schedule. Darla said she received the bill for Mark's Lawn the end of February and paid in March. Darla said what is shown here is for 2 months of the regular lawn maintenance and weed killing. Darla reported the overall net change for January was \$56,955.41. Darla said barge days were 2079, which is up from January 2016. There was no ramp usage in January. Lynn said Mike Devall told him he does expect there to be a lot of barge activity once the barge is fixed. Darla said she is still working on FEMA, and it is still active and looking good. Darla also told the Board she is working on some insurance quotes on the liability and commercial insurance. Dave Aguillard made a motion to accept the financial report as presented, 2nd by Wilmer Dugas. No opposition. Motion carried.

ENGINEER: Chuck Stutes told the Board that they are hoping to reach some negotiation with Citgo soon to finish their plans on the dredging project. Darla asked about the Corps permits. Chuck answered that Blain is working on them, and he doesn't think they are filed just yet. Chuck said he may talk with Blain and go with the worst-case scenario so they do not have to wait.

Port Director Lynn Hohensee said he wanted to add that he spoke with Jerry Jones about an hour ago, and Jerry told him that they are working with Jerry's Machine Shop on the

manufacturing and fabrication of the tops for the bulkheading and they should be ready any day. Lynn said he also visited with Tubal-Cain today, and Randy Cooper told him that they expect to have Corps approval for their project within 30 days.

X. Executive Session

There was no Executive Session at this time.

XI. Public Comments

Wilmer Dugas asked Darla Perry if they have heard anything further from the lady that the Port was asking to buy her property. Darla answered that an offer was made, and she rejected it. Darla said no further negotiations have been made. There was a brief discussion regarding the property issue.

XII. Adjournment

President Dick Kennison adjourned the meeting at approximately 3:22 p.m.

President 

Secretary 