

# ***West Calcasieu Port Board Meeting Minutes***

June 6, 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 June 6, 2017, at West Calcasieu Port, 200 Old Ferry Road, Sulphur, Louisiana.

## **II. Invocation**

Wilmer Dugas led the invocation.

## **III. Pledge of Allegiance**

Pledge led by Dave Aguillard and recited by all board members and guests.

## **IV. Roll call**

Tim Dougherty conducted a roll call. The following persons were present:

- ✓ Dick Kennison
- ✓ Dave Aguillard
- ✓ Wilmer Dugas
- ✓ Tim Dougherty

Scott Foreman was absent.

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

## **V. Approval of minutes of the May 2, 2017 regular monthly**

President Dick Kennison entertained a motion to approve the minutes of the May 2, 2017 regular monthly meeting. A motion was made by Dave Aguillard to approve the minutes of the May 2, 2017 regular monthly meeting, 2<sup>nd</sup> by Wilmer Dugas. No opposition. Motion carried.

**VI. Amendments, additions and deletions to the proposed agenda**

There were no amendments, additions or deletions to the proposed agenda.

**VII. Executive Session**

President Dick Kennison entertained a motion to go into Executive Session. Wilmer Dugas made a motion to go into Executive Session, 2<sup>nd</sup> by Tim Dougherty. No opposition. Motion carried. The Board went into Executive Session at approximately 3:02 p.m.

President Dick Kennison entertained a motion to come out of Executive Session. Wilmer Dugas made a motion to come out of Executive Session, 2<sup>nd</sup> by Tim Dougherty. No opposition. Motion carried. The Board came out of Executive Session at approximately 3:25 p.m.

**VII(a). Discuss and take action on lease amendment with Cemex**

Glen James explained to the Board that Cemex is accepting the Port's offer, except that Cemex does not want to do the Phase II. Glen James stated that the motion for the Board should be to accept Cemex's counter-offer of \$30,119.59 for the remaining 7 months, June through December 2017 (not mentioning the May rent that is already due) and terminate the lease. Wilmer Dugas made a motion requesting a letter be sent to Cemex stating the Port will accept Cemex's counter-offer of \$30,119.59 for the remaining 7 months, June through December 2017 (not mentioning the May rent that is already due) and terminate the lease, 2<sup>nd</sup> by Tim Dougherty. No opposition. Motion carried.

**VII(b). Discuss and take action on 130 Gross Road**

Glen James explained to the Board that the motion should state the Port would like to make an offer to purchase the property at 130 Gross Road for the sum of \$82,000 conditioned upon getting it rezoned to I-2. Tim Dougherty made a motion that the Port would like to make an offer to purchase the property at 130 Gross Road for the sum of \$82,000 conditioned upon getting it rezoned to I-2, 2<sup>nd</sup> by Dave Aguillard. No opposition. Motion carried.

**VIII. Discuss and take action on lease agreement**

Item discussed under VII and VII(a).

**IX. Committee Reports**

There were no Committee Reports given at this time.

## X. 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 the daily barge rate numbers have begun to climb. Lynn announced that starting tonight there will be 8-12 barges used to move rock coming back to the Port from Black Lake. Lynn explained that in speaking with Devall, Devall does not have stevedores working at the port and therefore could not accommodate the Thibodeaux-based aggregate/grain broker that contacted the Port. Lynn said they will be speaking with the broker tomorrow and explaining that if he is in need of acreage and can provide his own manpower, the Port can accommodate him in that way. There was a brief discussion about the grain broker.

Lynn told the Board he has also spoken with a company named Manson Construction out of Jacksonville, Florida and Houma. Lynn announced that they may possibly be getting the Government contract to assist with some of the reclamation activities down in the Marshlands. If so, Lynn stated they may have need to move trucks onto barges and transporting materials from truck to barge. Lynn said he gave them a price of \$450 per day, but it is \$550 per day; and the dock loading fee is \$150 per day. Lynn told the Board Manson visited the Port's website, and they are very interested in the Port. So the website is a good marketing tool. Lynn said he will remain active with them, but he did give them Mike Devall's phone number to contact for more information. There was a brief discussion regarding Manson Construction.

Lynn reported that he attended a news conference yesterday held by Congressman Higgins at the Port of Lake Charles. Congressman Higgins announced there will be an additional \$10 million per year of Federal dollars through the Corps to be used for dredging of the Calcasieu.

Lynn explained to the Board that the Port has gone from a full-page ad to a ½-page ad in the West Cal Chamber of Commerce Directory. Peter O'Carroll redesigned the ad for the Port.}

### **Marketing/Business Development/Retention –**

- A Thibodeaux-based aggregate/grain broker contacted the West Calcasieu Port re: transloading of grain and possibly aggregate using barge and truck. The company was put in touch with Devall Towing and Orion Marine Construction. A follow up conversation with the broker indicates he has been in touch with both Devall and Orion and discussions continue.
- 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 are ongoing with River Barge Works re: the tenant's interest 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.
- Communications from Tubal-Cain officials indicates that they anticipate securing regulatory permits for expansion of the 10-acre property west of the port's barge basin in summer of 2017.
- Meet with industrial vendors at Gas & Supply Inc. trade event

#### 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.
- Finishing work continues on the construction of a new Devall Towing guard/fleet two-story building.
- 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 to make limited site improvements west of the west barge basin.

#### Professional Organizations & Networking –

- In May, the WCP director (and/or board members) represented the port at:
  - a. Ports Assn. of La. monthly board meeting and annual PAL's Ports Day at the Legislature followed by a PAL legislative reception
  - b. West Cal Chamber monthly lunch meeting and an economic development committee meeting
  - c. BV board meeting
  - d. Seabulk reception
  - e. PetroChem board meeting

#### News Media & Community Relations–

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

### XI. Announcements/Reports (Legal, Financial, Engineer)

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

**FINANCIAL:** Darla Perry reported that the Port took in \$121,134 in April, including capital grant funds of \$37,205. On expenditures, there were additional gate repairs done by Nash in the amount of \$1495. Darla announced that the Port is now using a different contractor at a lower rate, but the Port continues to have gate problems. Darla explained there were also some expenditures on dredging, but the grant moneys do not come out yet that were paid to Meier & Associates for the development of the dredging specs. Darla reported the Port had a net positive of \$64,246. Barge days for April were 3,631 – which were higher than April 2016. Ramp revenue for April was \$3,600. Darla reported that year to date the ramp revenue is \$15,350 more than it was last year at this time, and she feels it will continue to climb. There was a brief discussion regarding the gate issues. Financial budget reviewed with approval for upcoming fiscal period.

**ENGINEER:** Port Director Lynn Hohensee gave Chuck Stutes's engineer report in his absence. Lynn reported that the permit application has been acknowledged as administratively complete by LDNR. Mike Herman has been designated as Corps permit writer at the Corps' office in New Orleans. Lynn stated that Chuck is awaiting joint public notice by COE/LDNR. Lynn explained that he, along with Chuck Stutes and Darla Perry, plan to take a trip to New Orleans in a few weeks to speak with Mike Herman about the dredging permit. Lynn said he feels it will help expedite the process.

Lynn reported that they are waiting for last-minute fabrication and coating from Jerry's Machine Shop. Once all of the materials are in place, it should take 2 to 3 days to complete all of the work. Lynn announced that the project should be finished by next month's meeting. In regards to the barge loading ramp upgrades, King Fabricators has provided all required engineering drawings and confirmation that the existing structure can take additional loads. Ramp extension is in fabrication in Houston and will be ready by end of month. Installation should be in June.

Lynn explained the status of work associated with new roadway construction and Entergy construction to support Tubal-Cain development. Lynn said Tubal-Cain has been coordinating with Entergy. The new road on north levee will be constructed by future dredging contractor on west barge basin dredging contract, which means whomever gets the dredge contract will also be responsible for improving the north side levee of the spoils area.

Lynn told the Board that Chuck has been going back and forth with Mike Boies from River Barge Works. Lynn said Mr. Boies is still trying to decide whether he wants to stay where he is with some improvements in the basin or go to the property on the east side of Orion. Regarding the permitting/planning of the new port entrance road construction, Lynn stated they have not started design work yet because Chuck wanted to plan to complete the bid dredging project first. Lynn stated the Port may need some additional funding support through the Parish and may request some funds through the economic development grant money.

In regards to the permitting for wetlands area between Orion and Cemex, LDNR has issued a 10-day public notice. COE has confirmed that their permit is still valid until 2020. Lynn stated that the Port should have permit extension from LDNR by July. There was a brief discussion about the mitigation.

Lynn reported to the Board that due to the limited State budget, Chuck is not optimistic on capital outlay but should know something in a few weeks.

Tim Dougherty stated that he spoke with Mark Kibodeaux, and he mentioned there are some things he thought he could do to clean up to help the ditch drain better. Tim Dougherty asked for a clarification regarding the Tubal Cain dredging. There was a brief discussion regarding the levee dredging and the spoils area.

## **XII. Executive Session**

Executive Session was held earlier in the meeting.


## **XIII. Public Comments**

There were no public comments.

**XIV. Adjournment**

President Dick Kennison adjourned the meeting at approximately 3:48 p.m.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary