

# West Calcasieu Port Board Meeting Minutes

February 2, 2021

## 1. Call to order

In accordance with JBE 2020-30, the West Calcasieu Port's meeting was held via video/telephone conference for anyone not able to attend in person and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted on November 30, 2020. All other Open Meetings Law requirements have been met.

President Dick Kennison called to order the regular meeting of the West Calcasieu Port at approximately 3:03 p.m. on February 2, 2021.

## 2. Invocation

Invocation was suspended at this time.

## 3. Pledge of Allegiance

Pledge was suspended at this time.

## 4. Roll call

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

Dick Kennison (via video conference call)  
Wilmer Dugas (via conference call)  
Buddy Reams (via video conference call)  
Tim Dougherty (present in person at 7000 Southland Field, Southland Airport)  
Scott Foreman (via video conference call)

Also present at the meeting via video conference was Lynn Hohensee.

Also present at the meeting via conference call was Glen James.

Also present in person at 7000 Southland Field, Southland Airport, were Darla Perry, Chuck Stutes, Jackson Schrumpf, and Joanne Coleman.

## 5. Approval of minutes of the January 5, 2021 regular monthly meeting

President Dick Kennison entertained a motion to approve the minutes of the January 5, 2021 regular monthly meeting. A motion was made by Wilmer Dugas to approve the minutes of the January 5, 2021 regular monthly meeting, 2nd by Tim Dougherty. No opposition. Motion carried.

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

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

**7. Discuss and take action on port lease acceptance process**

President Dick Kennison recommended there be no more verbal leases and that the minimum short term lease granted be a 3 month lease at \$2,500 per acre.

President Dick Kennison entertained a motion to approve no more verbal leases and that the minimum short term lease granted be a 3 month lease at \$2,500 per acre. Wilmer Dugas made a motion to approve no more verbal leases and that the minimum short term lease granted be a 3 month lease at \$2,500 per acre., 2<sup>nd</sup> by Tim Dougherty.

During discussion, it was clarified that these terms apply to short term leases only, for now, and that there are no current short term tenants. No opposition. Motion carried.

**a. Discuss lease contracts and current leases terms**

Darla Perry stated she would like the tenant committee to work with Jackson Schrupf on reviewing lease contracts to ensure there are standardized leases, including insurance requirements and deposits. Darla will review the terms of current leases and present a spreadsheet to the Board.

**8. Discuss and take possible action on debris contract**

Darla Perry reported that CSRS said the debris removal needs to be complete by the end of February. At this time, one bid had been received from D&G Construction. FEMA wants additional quotes for comparison. Darla said they are trying to get one or two more quotes and hopefully make a decision in February.

After a brief discussion, it was determined no action will be take at this time and the item was tabled.

**9. Committee Reports**

There were no committee reports given at this time.

**10. Port Director Report**

Port Director Lynn Hohensee had the following additional comments on the Port Director's Report:

The Calcasieu Parish Police Jury will vote Thursday, January 7, 2021 to change the name of the exit road to Alfred Devall Parkway. They will also

vote to close Gross Road to any through traffic from the port entrance road to Dock Board Road.

Marine Log Wire Services came to the port with the news that Southern Transportation purchased The Devall Company. The new company name will be Devall Southern. Lynn is unsure which employees will remain, other than Kerney Devall who will remain the Chief Operating Officer.

Port Director Lynn Hohensee opened the floor to questions.

#### **11. Announcements/Reports (Legal, Financial, Engineer)**

- a. **Legal:** Jackson Schrupf stated that he has been studying up on the law to be able to answer any questions the board may have.
- b. **Financial:** Darla Perry reviewed the financial report for December 2020, stating that the port large cash flow of \$134,466 was due to the double payment for Devall. January's rent will be the final payment to be collected from The Devall Company before they become Devall Southern. The rent will stay the same with the new company and the port will get 20% of any rate increases made by Devall Southern.

It was also reported that there was an unusual capital expenditure of \$80,000 on the road, and another \$3,500 on the environmental Phase I studies on the land purchased from the Bares. A property tax assessment was received on one of the two parcels purchased, but the port is exempt. Darla contacted the tax assessor's office to remove that assessment.

Additionally, it was reported that the hurricane expenditures are going into the FEMA and insurance requests. There have been several meetings with the grant administrator, CSRS. In addition to the FEMA requests for damages that were in excess of insurance, they are also working with CSRS on the EDA project. Darla spoke with Corey Dunn and got a 6 month extension on the project start date.

Darla reported that the overall net for the month was \$23,000 plus, and the barge days were down a little in December. This is the first time to have a cumulative negative in comparison to the prior year. There were 24,551 barge days for the first six months, compared to 24,627 last year; a difference of 76 days.

- c. **Engineer:** Chuck Stutes stated that Darla had been in contact with the EDA. They got more information from CSRS that the first submittal needs to include not only plans, but full specifications. They are also continuing their work on the Corp permit application.

Chuck also reported that they are getting ready to send the DOTD an addendum to the port priority application of a year ago to request additional funding for dredging in the west barge basin. Pricing was received through

proposals from dredging contractors for the VLS strip. Darla, Jackson, Chuck and Lynn will be meeting to go over those and make some decisions to go forward on that work.

President Dick Kennison entertained a motion to accept the Port Director's report, as well as the Legal, Financial, and Engineer reports presented above. A motion was made by Wilmer Dugas to accept the Port Director's report, as well as the Legal, Financial, and Engineer reports presented above, 2nd by Tim Dougherty. No opposition. Motion carried.


**12. Public Comments**

There were no public comments given at this time.

President Dick Kennison asked everyone to keep the family of Don Chamblee in their prayers due to his passing.

**13. Adjournment**

President Dick Kennison adjourned the meeting at approximately 3:28 p.m.

  
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President

  
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Secretary