

**MINUTES  
OF THE  
RED RIVER WATERWAY COMMISSION MEETING  
JULY 20, 2022  
10:00 AM  
RED RIVER WATERWAY COMMISSION  
5941 HWY 1 BYPASS  
NATCHITOCHEs, LOUISIANA**

**1. CALL TO ORDER**

The meeting of the Red River Waterway Commission was called to order by Chair Designee, Troy Roussell, in the Board Room of the Red River Waterway Commission Office located at 5941 Highway 1 By-Pass in Natchitoches, Louisiana.

**2. ROLL CALL**

Roll was called and a quorum was present. Others in attendance were asked to identify themselves and offer any comments they may have regarding the agenda. However, no comments were offered.

**Present:** Chair Designee, Troy Roussell, Commissioner Versa Clark, Commissioner Michael P. Deville, Commissioner Paul Fleming, Commissioner Randell Fletcher, Commissioner Jacques Goudeau, Commissioner Charles R. Greer, Commissioner David Jones, Commissioner Ronald Lattier, Commissioner Michael Simpson.

**Absent:** Commissioner David L. Crutchfield, II and Commissioner James F. Maxey

**RRWC Staff Members Present:** Mr. Colin Brown - Executive Director, Mr. Marcus Long - Operations & Maintenance Director, Ms. Stephanie Bonnette - Executive Assistant, Mr. Luke Pearson - Real Estate Manager, Mr. Kyle Smith - Engineering Supervisor, Mr. Eric Gilmore - Marketing Director, Mr. Brian Cespiva - Staff Engineer, Mr. Greg Upton - Legal Counsel.

**3. INTRODUCTION OF GUESTS AND PUBLIC COMMENT PERIOD PURSUANT TO LRS 42:14**

**Others Present:** Mr. Ben Russo, Executive Director of the Central Louisiana Regional Port and Mr. Richard Brontoli, Executive Director of the Red River Valley Association.

**4. APPROVAL OF AGENDA**

By motion of Commissioner Lattier, seconded by Commissioner Jones, the revised agenda was unanimously approved. The revised agenda to include item four under Land Management, Legal Affairs and Affirmative Action Committee to read as follows: Consideration of Request for Temporary Servitude for Use of Access Road/Pointfield Realignment. Comments from the public were called for, however, none were offered.

**5. APPROVAL OF MINUTES**

By motion of Commissioner Clark, seconded by Commissioner Greer, the minutes of the June 15, 2022 meeting were unanimously approved.

**6. TREASURER'S REPORT**

By motion of Commissioner Greer, seconded by Commissioner Clark, the Expenditures, Financial Statements, Investment Reports, & Fund Balance Report for the month of June 2022 were unanimously approved.

**7. COMMITTEE REPORTS**

**a) Contracts**

**Consideration of Authority to Advertise for Construction Bids/Poland Floating Dock and Comfort Station/Project No. 21-11/Contract No. RRW-805:** By motion of Commissioner Lattier, seconded by Commissioner Clark, the Commission unanimously approved authorizing staff to advertise for construction bids for the Poland Floating Dock and Comfort Station Project.

**Consideration of Approval of Amendment No. 2/City of Alexandria/Alexandria Levee Park Riverfront Improvement Project:** By motion of Commissioner Lattier, seconded by Commissioner Clark, the Commission unanimously approved amendment number 2 to the Cooperative Endeavor Agreement with the City of Alexandria as to an increase in funding of \$703,348.00 due to the increased construction costs associated with the Alexandria Levee Park Riverfront Improvement Project.

**b) Land Management, Legal Affairs & Affirmative Action**

**Consideration of Renewal of Powerline Right-of-Way Agreement/Pointfield Realignment:** By motion of Commissioner Deville, seconded by Commissioner Lattier, the Commission unanimously approved the renewal of the 20-year Powerline Right-of-Way Agreement at Pointfield Realignment with CLECO for a one-time upfront payment of \$3,500.00.

**Consideration of Request for Right-of-Entry for Sand Sampling/Pool 5 Tracts 2-6:** By motion of Commissioner Deville, seconded by Commissioner Clark, the Commission unanimously approved the Right-of-Entry request for French Engineering, Inc. to perform sand sampling in the approximate 1,200 acres of backwater areas in lower Pool 5.

**Consideration of Options on Acquisition of Mitigation Land:** By motion of Commissioner Deville, seconded by Commissioner Clark, the Commission unanimously approved accepting the counteroffer of Hall-Williams, LLC of \$6,500 per surveyed acre for approximately 435 acres as depicted on the attached map, and to give Executive Director Colin Brown the authority to execute a Buy-Sell Agreement to that effect, with the Buy-Sell Agreement being contingent upon the following conditions:

1. The ability of seller's attorney and Commission General Counsel to reach agreement on any remaining unresolved language in the Buy-Sell Agreement.
2. A 90-day due diligence period for the appraisal, boundary survey, title work, environmental and cultural inspections.
3. A market value appraisal performed by an appropriately licensed and qualified third-party appraiser at a minimum value of \$6,500 per acre.
4. Satisfactory Environmental and Cultural Assessments of the property.
5. The ability of the Commission to obtain a title insurance policy on the property.

Also, to give Executive Director Colin Brown the authority to execute a Buy-Sell Agreement with Harlan David Lawler on the adjoining 2.5 acres for \$45,000. The Buy-Sell agreement is to be contingent upon the same due diligence period and items as the Hall-Williams property, including the property appraising for a minimum of \$45,000. This transaction is also contingent on the closing of the purchase of the Hall-Williams, LLC property.

Also, to approve a proposal from James Cody Goodwin, Professional Land Surveyor for a boundary survey on the Hall-Williams, LLC property and Harlan David Lawler property for a cost of \$9,000.00. Also, to approve a proposal from Scott Adcock, MAI to perform appraisals on the Hall-Williams, LLC 435 acres and the Harlan David Lawler 2.5 acres for a total cost of \$5,500.00.

**Consideration of Request for Temporary Servitude for Use of Access Road/Pointfield Realignment:** By motion of Commissioner Deville, seconded by Commissioner Simpson, the Commission unanimously approved the request from James Timber Company, LLC for a Temporary Servitude for access at Pointfield Realignment for a payment of \$750.00.

c) **Recreation**

**Consideration of Approval of Operator Agreement/Grand Ecore RV Park:** By motion of Commissioner Greer, seconded by Commissioner Lattier, the Commission unanimously approved the Grand Ecore RV Park Operator contract. The contract remains with the current park operator at an annual fee of \$237,600.00 for a 5-year term effective as of January 01, 2023.

**Recreation Area Status Report** - Mr. Marcus Long highlighted the prepared report provided in the meeting packet, noting that there had been 154,000 visitors to the District recreation areas during the month of June 2022. Updated maintenance items include, but not limited to:

- Routine park maintenance is being performed
- Rehabilitation of the Ft. Buhlow disc golf course is underway

d) **Ports**

**Consideration of Approval of Funding Request/Caddo-Bossier Parishes Port Commission/40,000 square foot Heavy Duty Warehouse:** By motion of Commissioner Jones, seconded by Commissioner Clark, the Commission unanimously approved the Caddo-Bossier Parishes Port funding request of \$1,913,929.00 for construction of a 40,000 square foot heavy duty warehouse.

e) **Public Awareness & Marketing**

**Marketing Update** - A prepared report was provided in the meeting packet. In addition, Marketing Director, Eric Gilmore discussed:

- Meetings with Cane River Waterway Commission and City of Natchitoches regarding future events
- There is continued interest in holding events in Natchitoches
- Upcoming Events: King Kat, Mr. Crappie, and an option to host a Regional Bassmaster High School, College, and Junior Event
- Communicating with Rapides and Avoyelles Parishes regarding use/promotion of the Red River
- Red River Waterway Commission launched new/updated website July 19, 2022

f) **Personnel** - None

g) **Revenue, Banking & Budget** - None

h) **Legislative** - None

8. **EXECUTIVE DIRECTOR'S REPORT**

- Introduction of Kyle Smith, RRWC Engineering Supervisor
- Corps of Engineers is currently dredging areas of Red River
- The river and oxbows are in good navigable shape
- Reminder of upcoming dewatering of Lock 1

9. **STATUS OF RIGHTS-OF-WAY/ENGINEERING REPORT** - Prepared reports were provided in the meeting packets. Staff Engineer, Brian Cespiva, provided the Commission with presentation of the plan and overview of additional amenities with the Grand Ecore Additional Amenities project

10. **GENERAL COUNSEL REPORT** - None

11. **CORPS OF ENGINEERS REPORT** - None

12. **RED RIVER VALLEY ASSOCIATION** - Mr. Rich Brontoli, Executive Director of the Red River Valley Association, updated the Commission on the following:

- Below Lock 1 there are some navigational issues that the coast guard has marked with buoys
- Navigation conference call will take place July 21<sup>st</sup>
- Dredge is at Lock 2 and moving to Lock 1 next week
- Old River Lock and Lock 1 dewatering begins August 30<sup>th</sup>. There will be a two week period during the closure period in which Lock 1 will be open
- Arkansas Navigation Feasibility Study – all cooperative partners have signed the Memorandum of Understanding
- Appropriations have been made for Alexandria Dikes and Pineville Dikes
- “Community Projects” – funding in both the House and the Senate and will push for needed projects such as navigation and levees.

13. **OTHER BUSINESS** – Douglas Island revetment repair discussion

14. **COMMENTS FROM THE PUBLIC** - None

15. **ADJOURNMENT**

There being no further business to conduct at this time, by motion of Commissioner Greer, seconded by Commissioner Deville, and unanimously approved, the meeting was adjourned.

  
JAMES F. MAXEY  
SECRETARY/TREASURER

  
TROY ROUSSELL  
CHAIR DESIGNEE