

# Greater Lafourche Port Commission

## AGENDA

April 10, 2013 at 10:30 AM

Administration Building 16829 East Main, Galliano, LA

(Posted: April 5, 2013 at 5:30 PM)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Consider approval of minutes for March 13, 2013 regular meeting
- V. Executive Director's Report
  - A. Northern Expansion**
    1. Guidry Brothers Site Development (Picciola & Associates)
  - B. Airport Projects**
    1. Glide Slope (LPA/Baker)
    2. Airport Master Plan Update (LPA/Baker)
  - C. FEMA Projects**
    1. Beach Repair Project (Picciola & Associates)
  - D. Port Security and Grant Projects**
    1. Multi-Agency Emergency Response/Operations Building (2009)
    2. Waterside Radar Video Surveillance Project (2009)
  - E. Other Port Projects**
    1. Assumption of Maintenance Study (URS)
    2. Mooring Dolphins Phase 3 (Angelette-Picciola)
    3. Storm Harbor Marina
    4. N.J. Theriot Road
  - F. Update on LA 1 Projects**
- VI. Committee Reports
  - A. Executive Committee
    1. Consider approving the request from HOS Port to amend dolphin lease for 3 additional dolphins along Flotation Canal
    2. Consider approving the request from Abdon Callais Offshore to lease 6 mooring dolphins along Flotation Canal
    3. Consider approving the request from Guidry Brothers to lease site GLF625 along Slip C
    4. Consider approving the request from C-Terminal, LLC for a leasehold mortgage for site GLF618
    5. Consider approving the request from Tiger Offshore to sublease to Turnkey Cleaning Services on site GLF611
    6. Consider approving the tower agreement with the Lafourche Parish Water District
    7. Consider approving the request from Rotorcraft Leasing Company for a Collateral Access & Landlord Agreement for site SLIP-10
  - B. Permits & Waterways Committee
    1. Review permit applications by Apache Corporation, Corps of Engineers – Larose to Golden Meadow Floodwall, Hilcorp Energy Company, Tennessee Gas Pipeline Company, and LOOP
  - C. Construction & Development Committee
    1. Consider approving the Substantial Completion Certificate from Dolphin Services for the Mooring Dolphin project
    2. Consider approving the Change Order for the Waterside Radar Video Surveillance project
  - D. Finance Committee
    1. Consider approving payment of March invoices and recognize expenditures over \$10,000
    2. Adopt the millage rate for the tax year 2013
    3. Consider approving the out of state travel requests
- VII. Any other business
- VIII. Public Comment
- IX. Possible Executive Session: Discuss pending litigation defined as "Greater Lafourche Port Commission vs. Fourchon Seafood, Suit No.115300 in Division B of the 17<sup>th</sup> JDC-Parish of Lafourche
- X. Public Comment
- XI. Adjournment

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*In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 632-6701, describing the assistance that is necessary.*  
Attachment: The pending litigation more specifically defined as "Greater Lafourche Port Commission vs. Fourchon Seafood, Suit No.115300 in Division B of the 17<sup>th</sup> JDC-Parish of Lafourche" may be discussed in an executive session.

**OFFICIAL PROCEEDINGS OF THE GREATER LAFOURCHE PORT COMMISSION**  
**April 10, 2013**

The Board of Commissioners of the Greater Lafourche Port Commission met in regular session on Wednesday, April 10, 2013 at 10:30 AM at the Administrative Building 16829 East Main Street, Galliano, LA.

President Gisclair called the meeting to order and Secretary Cheramie called roll.

**ATTENDED:** Chuckie Cheramie, Perry Gisclair, Kris Gaudet, Donald Vizier, Wilbert Collins, Larry Griffin, John Melancon Jr., Ervin Bruce, and Jimmy Guidry

**ABSENT:** None

Upon motion by John Melancon and second by Wilbert Collins, the board unanimously approved the minutes for March 13, 2013 regular meeting.

**Executive Director's Report**

Northern Expansion - Engineer Joe Picciola reported that the Guidry Brothers Site Development project is complete with all punch list items and in the lien period which ends April 20<sup>th</sup>. The lien certificate and retainage will be presented at the next meeting.

Airport Projects - Airport Manager Joe Wheeler reported that the design for the Glide Slope project is complete and we are waiting on the letter agreement from LOOP to proceed with advertising installation. We are still waiting on FAA approval for the Airport Master Plan. The Airport operations for March totaled 1694 with 537 fixed wing and 1157 rotorcraft.

FEMA Projects - Engineer Joe Picciola reported that the Beach Repair project contractor Hamp's Construction from New Orleans was issued the notice to proceed on April 1<sup>st</sup>. Hamp's has sent us all the material submittals and surveyed the area. They are now putting together their work plan which should be submitted to us this week. Construction is expected to begin within the next few weeks. Cheramie questioned how long they have to complete the project, which Picciola replied 180 days. Picciola stated that the biggest item is getting the 100,000 cubic yards of sand in. The laying out of the geotubes will not take long. Executive Director Chiasson stated that the State's Caminada Headland project is moving forward and he did receive a call from the State yesterday questioning if the Corps' repair to the jetties will impact the project area. We will be monitoring that both projects are done and that the Corps works together with the State so that the Port and this community receives the benefits of these projects being complete in a timely manner and doesn't cost any extra time or money.

Port Security and Grant Projects - Davie Breaux reported that the contractor Lincoln Builders for the Multi-Agency EOC is planning to pour the second floor slab this week. April Danos reported that the Waterside Radar Video Surveillance project is moving along and the testing was approved last week. The cameras are being shipped and within the next 3 weeks this project should be ready for operation. There is a change order on the agenda to add 45 days to the project completion date. President Gisclair welcomed Danos back to work.

Other Port Projects - William Evans with URS reported that the Assumption of Maintenance Study is in its final draft review and he plans to send a copy to Chiasson by Friday for his review to get any comments incorporated before his trip to Washington, DC. Melancon questioned if we will be meeting with the Corps in DC, which Chiasson replied yes a meeting at the Corps Headquarters is scheduled for the end of April for a preliminary review of the draft report. Evans stated that the intention is to have them review and send any comments that can be incorporated prior to the formal submission to the Corps which should minimize the return time from the Corps.

Engineer Larry Picciola stated that the Mooring Dolphins project is substantially complete and later on agenda for approval. Engineer John Plaisance stated in regards to the Storm Harbor Marina project we are waiting on the Corps permit. The additional information they requested should be submitted to them within the next few weeks. In the meantime, Plaisance is working on the design to be ready to advertise by the end of May. Gisclair questioned if there will be any changes to the preliminary sketch, which Plaisance replied it will be close to the same. Gisclair stated that we also talked about the length of the piers for vessels to tie up, which Plaisance replied that he does have a sketch that outlines actual vessels tied to the piers. Chiasson stated that one item the Corps requested prior to issuing the permit is regarding the wind loads for vessels, which Plaisance added that they want to make sure that when the wind and waves hit the vessels it doesn't pull out the piles.

Chiasson announced that Larry Picciola will be working on the design of the N.J. Theriot Road overlay project. He stated that we did receive final notice that the Federal Economic Development Administration (EDA) will fund \$1.4 million for the elevation and drainage improvements on N.J. Theriot Road. We did work with South Central Planning & Development to get this application submitted to receive these funds. As well as, we did receive support from our Congressional Delegation. We did apply for State Capital Outlay funds which we will see what comes from this legislative session to see if we get funds. The project cost is estimated at \$3.9 million and we will see if we can get supplemental funding from the State before we go out for bid. Chiasson stated that at the next meeting he will report on several bills being discussed in this legislative session that involve the Port and Airport projects.

Update on LA 1 Projects – Henri Boulet reported on the lengthening of the third lane on LA 1 as you approach the Leeville Bridge, the bids were received to lengthen this lane approximately 1500 feet, with the low bidder being Barriere Construction. This work is anticipated to begin within 2 weeks with “20-working-days” of contract time, so construction is currently scheduled to be completed prior to Memorial Day weekend. Everyone is asked to drive cautiously around the site and to be patient with the construction crews. Know that the work involves adding footage on both sides of the roadway.

As you know, DOTD has been staffing the LA1 toll booth with manual collections during early morning rush periods, and this appears to be working well. DOTD is continuing to investigate a single-trip pre-payment method that could accommodate out of town visitors. Moving on to Phase II, on Monday the Federal Highway Administration approved the contract the state will issue to HNTB Corporation for design of Segment C, and preliminary design of segments A & B. The contract is now in the secretary's office for signature. The notice to proceed should be issued soon. Regarding project right of ways, he is pleased to inform the board that the southern-most 3 easements have been secured.

Concerning funding for Phase II, we continue to pursue State Capital Outlay Funds and Restore Act funds. The Coalition is continuing to meet with agency designees appointed to the Federal Restoration Council who will oversee 30% of the funding coming out of the Restore Act and explain how the LA 1 Project will contribute to the region's long term economic sustainability.

Updating you on the State repairs to LA 1 between Port Fourchon and the Lafourche/Jefferson Parish line, bids are scheduled to be received on June 26<sup>th</sup>. Collins questioned if this work will be done before hurricane season, which Boulet replied that work should begin in July. The project will also include putting some shoulders which will help during the storms.

### **Committee Reports**

Executive Committee - The Committee met on March 27, 2013 at the Operation Center in Fourchon. Present was Chairman Gisclair, Griffin, and Melancon with Cheramie absent. The committee also met on April 8, 2013 at the Administrative Building in Galliano with all members present.

Upon motion by Chuckie Cheramie and second by Kris Gaudet, with no public comment, the board unanimously approved the request from HOS Port, LLC to amend their dolphin lease to include 3 additional dolphins along Flotation Canal (#10 to #12).

Upon motion by John Melancon and second by Ervin Bruce, with no public comment, the board unanimously approved the request from Abdon Callais Offshore to lease 6 mooring dolphins along Flotation Canal (#13 to #18). Chiasson stated that with this dolphin lease there will be 15 mooring dolphins available in Flotation Canal. Vizier questioned the cost to build and the cost to rent, which Chiasson replied that the cost for one dolphin is \$42,000. The rental rate for short-term one day to one month is \$75 per dolphin per day and for a long-term lease it is \$50 per day per dolphin.

Upon motion by Wilbert Collins and second by John Melancon, with no public comment, the board unanimously approved the request from Guidry Brothers to exercise the Right of First Refusal on 1900 LF along Slip C into a formal lease agreement.

Upon motion by Chuckie Cheramie and second by Ervin Bruce, with no public comment, the board approved the request from C-Terminal, LLC for a Leasehold Mortgage for lease sites 203 & 618, subject to provisions provided by our Port Attorney. The vote resulted in 8 yeas and 1 abstain by Gisclair.

Upon motion by Chuckie Cheramie and second by Wilbert Collins, with no public comment, the board unanimously approved the request from Modern Group/Tiger Offshore to Sublease to Turn-Key Cleaning Services 1,000 LF on site 611. Turn-Key representative Mike Pregeant thanked the board for consideration to enter into a sublease along with the proposed improvements.

Upon motion by Larry Griffin and second by Jimmy Guidry, with no public comment, the board unanimously approved the Memorandum of Understanding Agreement with the Lafourche Parish Water District No. 1 for tower space at 150' and 280' to install ISM band radio telemetry for water meters in the Port. Chiasson stated that the board questioned the number of water meters in Fourchon which it is approximately 425.

Upon motion by Donald Vizier and second by Chuckie Cheramie, with no public comment, the board unanimously approved the request from Rotorcraft Leasing Company (RLC) for a Collateral Access & Landlord Agreement for lease site SLIP-10 at the S.L. Industrial Park, subject to provisions provided by our Port Attorney. Port Attorney Bryce Autin stated that this agreement will allow the bank to take as collateral any moveable equipment if RLC is in default of their loan with the bank. Vizier questioned what happens if they owe us money, which Autin replied we would be second in line. Autin stated that historically we allow this for our tenants to get funding and make improvements needed.

Permits & Waterways Committee - The committee met on March 27, 2013 at the Operations Center in Fourchon. Present was Collins, Griffin, and Gisclair with Cheramie absent. The committee also met on April 8, 2013 at the Administrative Building in Galliano with all members present.

Chairman Cheramie presented for the board's review the permit applications from Apache Corporation, Corps of Engineers (Larose to Golden Meadow Floodwall), Hilcorp Energy Company, Tennessee Gas Pipeline Company, and LOOP, LLC.

Construction & Development Committee - The committee met on March 27, 2013 at the Operations Center in Fourchon. Present was Chairman Bruce, Griffin, Gisclair, and Vizier. The committee also met on April 8, 2013 at the Administrative Building in Galliano with all members present.

Upon motion by Ervin Bruce and second by Wilbert Collins, with no public comment, the board unanimously approved the Substantial Completion Certificate dated March 15, 2013 from Dolphin Services for the Mooring Dolphin project.

Upon motion by Wilbert Collins and second by Jimmy Guidry, with no public comment, the board unanimously approved Change Order No. 1 an increase of 45 days from American Integration Contractors for the Waterside Radar Video Surveillance project.

Finance Committee - The committee met on March 27, 2013 at the Operations Center in Fourchon. Present was Chairman Melancon, Guidry, Gaudet, and Gisclair. The committee also met on April 8, 2013 at the Administrative Building in Galliano with all members present.

Upon motion by John Melancon and second by Jimmy Guidry, with no public comment, the board unanimously approved the payment of March invoices and recognized expenditures over \$10,000.

Chairman Melancon presented for the board to adopt the millage rate for the tax year 2013. Melancon then read the resolution out loud. *“Be it resolved, that the following millage(s) are hereby levied on the 2013 tax roll on all property subject to taxation by Greater Lafourche Port Commission of 6.83 mills for Port operations, repairs, maintenance, and improvements; Be it further resolved that the proper administrative officials of the Parish of Lafourche, State of Louisiana, be and they are hereby empowered, authorized, and directed to spread said taxes, as hereinabove set forth, upon the assessment roll of said Parish for the year 2013, and to make the collection of the taxes imposed for and on behalf of the taxing authority, according to law, and that the taxes herein levied shall become a permanent lien and privilege on all property subject to taxation as herein set forth, and collection thereof shall be enforceable in the manner provided by law. The foregoing resolution was read in full, the roll will be called for adoption.”* Upon motion by John Melancon and second by Larry Griffin, the President called for any public comment after none the board then had a roll call vote which resulted in 9 yeas by Cheramie, Gisclair, Gaudet, Vizier, Collins, Griffin, Melancon, Guidry and Bruce. Finance Director James Rome stated that in 2012 the Assessor’s office re-assessed all property and our millage was reduced to 6.83 mills and this year for 2013 the board just resolved to accept the 6.83 mills.

Upon motion by John Melancon and second by Ervin Bruce, with no public comment, the board unanimously approved the out of state travel requests from April Danos to attend the AAPA Port Technology Seminar in Florida on May 13<sup>th</sup> and Kris Gaudet to attend the AAPA Commissioner Seminar in Florida on June 3<sup>rd</sup>.

President Gisclair opened the floor for any public comment. Janet Rhodus with the Launch Leeville initiative addressed the board. Rhodus stated that for the past 2 years she has been promoting the Leeville Boat Launch and also successfully acquiring a Cultural District designation which certification will be obtained on July 1<sup>st</sup>. She is also working on legislation with Senator Chabert for the Leeville Fishing Village and Preservation Commission. She is from Baton Rouge but has a home in Golden Meadow and has been fishing in Leeville since 1991. She volunteers her time and has taken on this advocacy roll for Leeville. She appreciates the help from the Port Commission in supporting the boat launch and would appreciate anything that can be done to get the boat launch project moving. It is no secret that the Leeville economy is dying with the bypass and she believes that with this boat launch Leeville will come alive again. With the proposed legislation and the Cultural District designation coming together, it is a great opportunity and the timing is right for investors or existing owners to invest in Leeville.

Vizier questioned the status with the Parish for the boat launch, which Rhodus replied that the Parish has acquired the land by lease with the State that will require legislation hopefully in this session. It will take legislative measures to acquire the property and they will need to purchase it at the appraised value. In the meantime, the lease is in place for the funding from the Wildlife and Fisheries. She mentioned that currently they are having issues with the utilities which are delaying the project. It is planned to be done in phases. Once the utility issues are resolved it should go out to bid. Engineer Joe Picciola reported that the final plans are complete and they are scheduled to advertise bids next week and open bids in May. There are some issues with the Entergy transmission lines but he doesn’t foresee that affecting the project. There is a meeting scheduled with Entergy this afternoon to discuss the plans but we are scheduled to advertise next week. Gaudet questioned how large the launch and parking areas will be, which Picciola replied that there will be 2 ramps 35’ wide each, one small ramp for a kayak launch, and the parking will be for 70 vehicles with trailers. Vizier questioned if this will be a State or Parish project, which Picciola replied a Parish project. The State did fund a portion through the Wallop-Breaux funding, but the Parish has the lease with DOTD. Chiasson stated that the Port Commission has committed \$200,000 for this project. Picciola stated that the Parish also committed some funds.

President Gisclair presented to the board to possibly enter into executive session to discuss the pending litigation defined as “GLPC vs. Fourchon Seafood, Suit No.115300 in Division B of the 17<sup>th</sup> JDC-Parish of Lafourche”. Upon motion by Kris Gaudet and second by Chuckie Cherie, with no public comment, a two-thirds roll call vote was taken and resulted in 9 yeas by all members. The board returned to the meeting with no action taken.

Upon motion by Chuckie Cherie and second by Wilbert Collins, the board adjourned the regular board meeting.

ATTEST:



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Perry Gisclair, President



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Harris “Chuckie” Cherie Jr., Secretary