

Minutes of Regular Meeting

Port Commission Port Freeport

A Regular Meeting of the Port Commission of Port Freeport was held February 26, 2015 beginning at 4:00 PM at the Administration Building, 200 W. Second Street, 3rd Floor, Freeport, Texas.

Commissioners present:

Mr. John Hoss, Chairman
Mr. Paul Kresta, Vice Chairman
Mr. Shane Pirtle, Secretary
Mr. Ravi Singhania, Assistant Secretary
Mr. Thomas S. Perryman, Commissioner
Mr. Bill Terry, Commissioner

Staff Members present:

Mr. Frank Mauro, Legal Counsel
Mr. Glenn Carlson, Executive Port Director/CEO
Mr. Jeff Strader, Chief Financial Officer
Mr. Al Durel, Director of Operations
Mr. Mike Wilson, Director of Economic Development
Mr. Jason Hull, Director of Engineering
Mr. Chris Hogan, Director of Protective Services
Ms. Mary Campus, Controller
Ms. Missy Bevers, Executive Assistant
Mr. Brandon Robertson, IT Systems Administrator

Also present:

Mr. Jason Cordoba, Mauro & Cordoba, PLLC
Mr. Bobby Fuller, Texas Port Ministry
Mr. Tracy Davis, McGriff, Seibels & Williams of Texas
Ms. Suzanne Crawford, Brown & Gay Engineers
Ms. Melanie Oldham
Mr. Steve Cone
Mr. Greg Flaniken
Mr. George Kidwell, Velasco Drainage District

1. CONVENE OPEN SESSION in accordance with Texas Government Code Section 551.001, et seq., to review and consider the following:
2. Pledge of Allegiance: U.S. Flag & Texas Flag
3. Invocation – Mr. Bobby Fuller, Texas Port Ministry

4. Approval of minutes from the Regular Meeting held February 12, 2015.

A motion was made by Commissioner Pirtle to approve the minutes as presented. The motion was seconded by Commissioner Kresta with all Commissioners present voting in favor of the motion.

5. Approval of the following disbursements for the period January 1-31, 2015:

PORT FREEPORT OPERATING ACCOUNT EXPENDITURES

Check No.	To	For	Amount	Purchase Order Number
72909	ALEC JOURNEAY	CIP- NEW ADMINISTRATION BUILDING; CIP- DOCKS VELASCO TERMINAL; CIP- GATE 14 GUARD HOUSE; CIP- M&R- RAILROAD TRACK RENOVATIONS; AUTOMOBILE EXPENSE; TELEPHONE; M&R- BERTH 7; FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	434.00	N/A
72910	RELIANT	ELECTRICITY	60,960.32	N/A
72911	TIME MANAGEMENT	LEASE EXPENSE	2,400.00	N/A
72912	EM- PRINT COMPANY	OFFICE SUPPLIES	1,173.50	N/A
72913	CITY OF FREEPORT	ADVERTISING- INDUSTRY	3,500.00	10796
72914	CITY OF FREEPORT	ELECTRICITY; WATER & GAS	2,339.48	N/A
72915	SPECIALTIES COMPANY	M&R- BERTH 7 CRANE	74.48	N/A
72916	GULFTEX VENDING	OFFICE SUPPLIES	350.40	N/A
72917	FEDEX	CIP- PARCEL 25 ASPHALT PAVING PROJECT; CIP- NEW ADMINISTRATION BUILDING	114.20	N/A
72918	NANCY STEPHENS	TELEPHONE; TECHNICAL TRAINING	486.70	N/A
72919	ILA LOCAL 1817	UNION DUES 4TH QUARTER	639.75	N/A
72920	ILA LOCAL 30	UNION DUES 4TH QUARTER	358.95	N/A
72921	ANGLETON CHAMBER OF COMMERCE	COMMUNITY EVENTS	50.00	N/A
72922	NAFTZ	TECHNICAL TRAINING	400.00	N/A
72923	AMERICAN JOURNAL OF TRANSPORT	ADVERTISING INDUSTRY	2,200.00	10833
72924	TEXAS PORTS ASSOCIATION	DUES & MEMBERSHIPS- ADMINISTRATION	375.00	N/A
72925	CENTERPOINT ENERGY	WATER & GAS	22.27	N/A
72926	RO'VIN GARRETT	CIP- OTHER	337.78	N/A
72927	RO'VIN GARRETT	CIP- OTHER	31.08	N/A
72928	RO'VIN GARRETT	CIP- OTHER	240.42	N/A
72929	RO'VIN GARRETT	CIP- OTHER	42.91	N/A
72930	RO'VIN GARRETT	CIP- OTHER	211.49	N/A
72931	RO'VIN GARRETT	CIP- OTHER	564.53	N/A
72932	RO'VIN GARRETT	CIP- OTHER	61.71	N/A
72933	RO'VIN GARRETT	CIP- OTHER	61.71	N/A
72934	RO'VIN GARRETT	CIP- OTHER	61.71	N/A
72935	RO'VIN GARRETT	CIP- OTHER	46.20	N/A
72936	RO'VIN GARRETT	CIP- OTHER	497.89	N/A
72937	RO'VIN GARRETT	CIP- OTHER	58.23	N/A
72938	RO'VIN GARRETT	CIP- OTHER	123.46	N/A
72939	U.S. SECTION, PIANC	DUES & MEMBERSHIPS- ENGINEERING	120.00	N/A
72940	AT&T	TELEPHONE	843.07	N/A
72941	AVALON RISK MANAGEMENT	PREPAID INSURANCE	1,500.00	N/A
72942	QUILL CORPORATION	OFFICE SUPPLIES	349.53	N/A
72943	VERIZON WIRELESS	TELEPHONE	153.96	N/A
72944	VICKI L. SMITH	TECHNICAL TRAINING; TELEPHONE	532.33	N/A
72945	DETAIL PRODUCTS	OFFICE SUPPLIES	35.73	N/A
72946	TRIPLE B SERVICES	CIP- DOCKS- VELASCO TERMINAL	467,472.20	10735
72947	JOC GROUP, INC.	OFFICE SUPPLIES	1,250.00	10825

72948	ON HOLD MARKETING WORKS	LEASE EXPENSE	39.00	N/A
72949	COASTAL BACKFLOW SERVICE	M&R- TERMINAL FACILITIES- OTHER	1,610.00	10830
72950	MCGRIFF, SEIBELS & WILLIAMS	PREPAID INSURANCE	23,008.00	N/A
72951	AIRGAS USA	MAINT & OPERATIONS SUPPLIES; M&R- CRANE	72.01	N/A
72952	LISA RILEY	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	149.96	N/A
72953	GLENN CARLSON	GOVERNMENTAL RELATIONS	37.80	N/A
72954	HARLAN ENTERPRISES	M&R- BERTH 7 CRANE	660.50	N/A
72955	QUALITY TURF FARMS	M&R- OTHER; M&R- MSC LEASE FACILITIES	5,873.90	10776
72956	COMFORT SUITES	EMPLOYMENT RELATED EXPENSE; FREEPORT HARBOR CHANNEL IMPROVEMENT PROJECT	2,420.29	N/A
72957	LJA ENGINEERING	CIP- DOCKS- VELASCO TERMINAL	4,935.00	10615
72958	BROWN & GAY ENGINEERS	CIP- B7 BACKLANDS CONCRETE PAVING PROJECT	81,145.93	10709
72959	FAMILY FITNESS	GROUP WELLNESS	114.90	N/A
72960	BRANDON ROBERTSON	AUTOMOBILE EXPENSE; TELEPHONE	101.32	N/A
72961	MIKE WILSON	INS. CLAIMS- VISION- EMPLOYEE; INS. CLAIMS- VISION- DEPENDENT	206.00	N/A
72962	DONNIE JOE EVANS	INS. CLAIMS- VISION- EMPLOYEE	200.00	N/A
72963	DAVID LOPEZ	INS. CLAIMS- VISION- EMPLOYEE	10.70	N/A
72964	DARLENE WINKLER	INS. CLAIMS- VISION- EMPLOYEE; INS. CLAIMS- VISION- DEPENDENT	440.00	N/A
72965	ROGER JOHNSTON	INS. CLAIMS- VISION- EMPLOYEE	265.00	N/A
72966	LISA RILEY	INS. CLAIMS- VISION- EMPLOYEE	60.02	N/A
72967	TEI STAFFING	CONTRACT LABOR EXPENSE	1,272.24	N/A
72968	OFFICE UNIVERSE	OFFICE SUPPLIES	92.63	N/A
72969	MARY CAMPUS	OFFICE SUPPLIES	13.12	N/A
72970	MIKE WILSON	INS. CLAIMS- VISION- DEPENDENT	139.98	N/A
72971	THOMAS PERRYMAN	COMMISSION FEES- FEBRUARY 2015	865.00	N/A
49721	RAVI K. SINGHANIA	COMMISSION FEES- FEBRUARY 2015; COMMUNITY DONATION	665.00	N/A
49722	BILL J. TERRY	COMMISSION FEES- FEBRUARY 2015	865.00	N/A
49723	PAUL A. KRESTA	COMMISSION FEES- FEBRUARY 2015	895.00	N/A
49724	JOHN HOSS	COMMISSION FEES- FEBRUARY 2015	920.00	N/A
49725	SHANE PIRTLE	COMMISSION FEES- FEBRUARY 2015	865.00	N/A
72972	PC CARE	CUSTOMER RELATED OPERATIONAL EXPENSE; M&R- OFFICE EQUIPMENT	448.80	N/A
72973	SUPERIOR CLEANING SERVICE	M&R- 2ND ST. ADMINISTRATION BUILDING; M&R- OPERATIONS BUILDING; M&R- SECURITY BUILDING; M&R- T.S. 1; M&R- T.S. 2; M&R- BERTH 7 BUILDING	3,207.00	10779
72974	SEAWAY CRUDE PIPELINE	M&R- ROADS- SEAWAY	5,000.00	10843
72975	MATHESON TRIGAS	MAINT & OPERATIONS SUPPLIES	142.30	N/A
72976	GRAYBAR ELECTRIC	M&R- DOLE LEASE FACILITIES; M&R- BERTH 7 CRANE	2,595.98	N/A
72977	PAUL SCOTT ABBOTT	ADVERTISING- INDUSTRY	156.00	N/A
72978	STEINBERG & ASSOCIATES	FREEPORT HARBOR CHANNEL IMPROVEMENT PROJECT	4,250.00	N/A
72979	BRAZORIA COUNTY APPRAISAL DISTRICT	1ST QUARTER APPRAISAL DISTRICT FEES	8,645.25	N/A
72980	BRAZOSPORT TIRE	M&R- TERMINAL OPERATIONS EQUIPMENT	230.00	N/A
72981	BRAZOSPORT FACTS	EMPLOYMENT RELATED EXPENSE	2,604.40	N/A
72982	WEIGHING TECHNOLOGIES	EQUIPMENT	21,482.50	10740
72983	STATE COMPTROLLER	SALES TAX	1,178.12	N/A
72984	B.E.A.R.S.	CONTRACT SERVICES	295.00	N/A
72985	UNITED WAY OF BRAZORIA COUNTY	UNITED WAY EMPLOYEE DONATIONS	3,332.00	N/A
72986	BRAZORIA COUNTY CLERKS OFFICE	OFFICE SUPPLIES	200.00	N/A
72987	NALCO COMPANY	M&R- T.S. COOL STORAGE FACILITY	1,447.68	10687
72988	COMCAST	CONTRACT SERVICES	198.15	N/A

72989	INTEGRATED ARCHITECTURE & DESIGN	CIP- NEW ADMINISTRATION BUILDING	1,825.06	10605
72990	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY	M&R- OTHER STORMWATER OUTFALL DRAINAGE	200.00	N/A
72991	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY	M&R- OTHER STORMWATER OUTFALL DRAINAGE	200.70	N/A
72992	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY	M&R- OTHER STORMWATER OUTFALL DRAINAGE	200.00	N/A
72993	IMPACT FIRE SERVICES	M&R- T.S. SPRINKLER SYSTEM	170.00	N/A
72994	SCOTT BROOKS	AUTOMOBILE EXPENSE; TELEPHONE	156.76	N/A
72995	LISA RILEY	COMMUNITY EVENTS	62.16	N/A
72996	FIRST SOUTHWEST COMPANY	2014 EQUIPMENT PURCHASE- ZPMC CRANE	30,990.17	N/A
72997	QUINTANA	CONTRACT LABOR EXPENSE	5,807.63	10828
72998	JEFF STRADER	GOVERNMENTAL RELATIONS; TELEPHONE	154.33	N/A
72999	SWISHER & SWISHER	M&R- OTHER	463.33	10684
73000	CANON SOLUTIONS AMERICA	M&R- OFFICE EQUIPMENT	153.70	N/A
73001	COMCAST BUSINESS	CONTRACT SERVICES	1,703.16	N/A
73002	SUNSTATES SECURITY	SECURITY SERVICE FEES	72,964.53	N/A
73003	NICHOLAS MALAMBRI	TECHNICAL TRAINING; AUTOMOBILE EXPENSE; TELEPHONE	966.23	N/A
73004	TEREX MHPS CORP	M&R- CRANE	4,727.36	N/A
73005	DONALD MULLETT	EMPLOYMENT RELATED EXPENSE	696.16	N/A
73006	GIROUARD'S ACE HARDWARE	MAINT & OPERATIONS SUPPLIES; M&R- CRANE; OFFICE SUPPLIES; M&R- BERTH 7 CRANE; M&R- DOCKS- B7- VT; M&R- BUILDINGS B7; M&R- ROADS- PORT ROAD; M&R- DOLE LEASE FACILITIES	1,412.74	N/A
73007	AUDRY FULLER	EMPLOYMENT RELATED EXPENSE	4,772.81	N/A
73008	EM- PRINT COMPANY	OFFICE SUPPLIES	197.00	N/A
73009	CITY OF FREEPORT	WATER & GAS	20,117.39	N/A
73010	CITY OF FREEPORT	WATER & GAS	15.48	N/A
73011	CITY OF FREEPORT	WATER & GAS	15.48	N/A
73012	CITY OF FREEPORT	WATER & GAS	199.71	N/A
73013	CITY OF FREEPORT	WATER & GAS	57.77	N/A
73014	CITY OF FREEPORT	WATER & GAS; ELECTRICITY	1,947.99	N/A
73015	TEI STAFFING	CONTRACT LABOR EXPENSE	1,103.95	N/A
73016	OFFICE UNIVERSE	OFFICE SUPPLIES	218.34	N/A
73017	GULFTEX VENDING	OFFICE SUPPLIES	151.05	N/A
73018	FEDEX	CIP- NEW ADMINISTRATION BUILDING; POSTAGE & FREIGHT	67.92	N/A
73019	MATHESON TRIGAS	MAINT & OPERATIONS SUPPLIES	55.76	N/A
73020	GRAYBAR ELECTRIC	M&R- DOCKS- BERTH 7- VT	562.25	N/A
73021	TEXAS DEPARTMENT OF HEALTH	DUES, MEMBERSHIPS & LICENSE RENEWAL	701.00	N/A
73022	BRAZOSPORT TIRE	M&R- TERMINAL OPERATIONS EQUIPMENT	40.00	N/A
73023	C.F. MCDONALD ELECTRIC, INC.	CIP- OTHER- ELECTRICAL DISTRIBUTION	122,445.00	10773
73024	BRAZOSPORT PLUMBING & HEATING	M&R- 2ND ST. ADMINISTRATION BUILDING	95.00	N/A
73025	OZARKA	OFFICE SUPPLIES	186.30	N/A
73026	UNUM LIFE INSURANCE	GROUP HEALTH & RELATED INSURANCE	692.67	N/A
73027	B.E.A.R.S.	CONTRACT SERVICES	125.00	N/A
73028	SABLATURA'S OFFICE CENTER	OFFICE SUPPLIES	127.75	N/A
73029	NORTHERN TOOL & EQUIPMENT	M&R- BERTH 7 CRANE	528.67	N/A
73030	AT&T	TELEPHONE	122.08	N/A
73031	AT&T	TELEPHONE	108.75	N/A
73032	JESSE HIBBETTS	SALES PROMOTION TRAVEL; AUTOMOBILE EXPENSE	80.01	N/A
73033	DANNENBAUM ENGINEERING	CIP- OTHER	16,330.91	10692
73034	DANNENBAUM ENGINEERING	CIP- OTHER	2,626.94	10692
73035	AT&T	TELEPHONE	479.66	N/A
73036	THE LINCOLN NATIONAL LIFE	GROUP HEALTH & RELATED INSURANCE	651.00	N/A
73037	THE WILDERNESS GOLF COURSE	COMMUNITY EVENTS	200.00	N/A

73038	DARLENE WINKLER	ADVERTISING- COMMUNITY; AUTOMOBILE EXPENSE	1,303.61	N/A
73039	AT&T	TELEPHONE	435.89	N/A
73040	JOC GROUP	COMMERCIAL EVENTS	3,900.00	N/A
73041	AT&T	TELEPHONE	282.15	N/A
73042	CRAIN, CATON & JAMES	LEGAL FEES	9,745.04	N/A
73043	SHOPPA'S FARM SUPPLY	M&R- TERMINAL OPERATIONS EQUIPMENT	413.80	N/A
73044	AIRGAS USA	MAINT & OPERATIONS SUPPLIES	46.21	N/A
73045	MAURO & CORDOBA	LEGAL FEES	2,703.11	N/A
73046	MAURO & CORDOBA	LEGAL FEES	97.50	N/A
73047	MAURO & CORDOBA	LEGAL FEES	1,087.50	N/A
73048	MAURO & CORDOBA	LEGAL FEES	270.00	N/A
73049	MAURO & CORDOBA	LEGAL FEES	45.00	N/A
73050	MAURO & CORDOBA	LEGAL FEES	2,011.70	N/A
73051	MAURO & CORDOBA	LEGAL FEES	6,666.00	N/A
73052	MAURO & CORDOBA	LEGAL FEES	667.50	N/A
73053	MAURO & CORDOBA	LEGAL FEES	1,317.00	N/A
73054	QUINTANA	CONTRACT LABOR EXPENSE; M&R- BUILDINGS BERTH 7	2,791.50	10828
73055	TEXAS STERLING CONSTRUCTION	CIP- B7 BACKLANDS CONCRETE PAVING PROJECT	537,455.31	10759
73056	CECIL BOOTH	CIP- PARCEL 25 ASPHALT PAVING PROJECT; TECHNICAL TRAINING; AUTOMOBILE EXPENSE; OFFICE SUPPLIES; DUES & MEMBERSHIP FEES- ENGINEERING	575.20	N/A
73057	THE EXCHANGE CLUB OF ANGLETON	COMMUNITY EVENTS	400.00	N/A
73058	WELLS FARGO	SALES/PROMOTION TRAVEL; GOVERNMENTAL RELATIONS; COMMUNITY EVENTS; OFFICE SUPPLIES; BADGE SUPPLIES; SUBSCRIPTIONS	2,130.32	N/A
73059	JESSICA LEASE	INS. CLAIMS- VISION- EMPLOYEE; INS. CLAIMS- VISION- DEPENDENT	212.00	N/A
73060	EM- PRINT COMPANY	OFFICE SUPPLIES	204.16	N/A
73061	CITY OF FREEPORT	LEASE EXPENSE	10,000.00	N/A
73062	TEI STAFFING	CONTRACT LABOR EXPENSE	612.56	N/A
73063	OFFICE UNIVERSE	OFFICE SUPPLIES	18.30	N/A
73064	FEDEX	CIP- PARCEL 14 RAIL DEVELOPMENT PROJECT; CIP- DOCKS- BERTH 5 MOORING PROJECT	9.98	N/A
73065	MIKE WILSON	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	31.18	N/A
73066	NANCY STEPHENS	AUTOMOBILE EXPENSE- FTZ	62.10	N/A
73067	GULF COAST PAPER COMPANY	OFFICE SUPPLIES	977.91	N/A
73068	PC CARE	M&R- OFFICE EQUIPMENT	339.90	N/A
73069	G&K SERVICES	OFFICE SUPPLIES; MAINT & OPERATIONS SUPPLIES; M&R- 2ND ST. ADMINISTRATION BUILDING	961.68	10696
73070	GRAYBAR ELECTRIC	M&R- BERTH 7 CRANE; M&R- CRANE; MAINT & OPERATIONS SUPPLIES; M&R- BUILDINGS BERTH 7	1,926.94	N/A
73071	PLANTATION HOUSE	OFFICE SUPPLIES	60.60	N/A
73072	ECONOMIC DEVELOPMENT ALLIANCE	DUES & MEMBERSHIPS- ADMINISTRATION	2,500.00	N/A
73073	ANGLETON CHAMBER OF COMMERCE	COMMUNITY EVENTS	120.00	N/A
73074	BRAZOSPORT PLUMBING & HEATING	M&R- DOCKS BERTH 7- VT	6,821.92	N/A
73075	UNION PACIFIC	PROPERTY LEASE EXPENSE	13,212.61	N/A
73076	BRAZOSPORT AREA CHAMBER OF COMMERCE	DUES & MEMBERSHIPS- TRADE DEVELOPMENT	50.00	N/A
73077	JESSE HIBBETTS	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	301.93	N/A
73078	AT&T	TELEPHONE	3,882.24	N/A

73079	COMCAST	CONTRACT SERVICES	149.76	N/A
73080	SUN LIFE & HEALTH INSURANCE	GROUP HEALTH & RELATED INSURANCE	879.55	N/A
73081	VICKI L. SMITH	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	40.00	N/A
73082	TRIPLE B SERVICES	CIP- VELASCO TERMINAL BACKLAND DEVELOPMENT PHASE II	95,506.83	10735
73083	JOC GROUP	ADVERTISING- INDUSTRY	4,500.00	10831
73084	ALEC JOURNEY	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	2,201.72	N/A
73085	MOFFATT & NICHOL	CIP- DOCKS- VELASCO TERMINAL BACKLAND DEVELOPMENT PHASE II	290,554.62	10725
73086	RELIANT	ELECTRICITY	6,280.15	N/A
73087	BLUECROSS BLUESHIELD	GROUP HEALTH & RELATED INSURANCE	33,640.59	N/A
73088	LISA RILEY	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	459.08	N/A
73089	JEFF STRADER	FLEXIBLE SPENDING EMPLOYEE REIMBURSEMENT	1,827.16	N/A
73090	IWS GAS AND SUPPLY OF TEXAS	MAINT & OPERATIONS SUPPLIES	54.58	N/A
73091	CHRISTOPHER HOGAN	GOVERNMENTAL RELATIONS	62.72	N/A
73092	SWISHER & SWISHER	M&R- OTHER	463.33	10684
73093	COMFORT SUITES	EMPLOYMENT RELATED EXPENSE; FREEPORT HARBOR CHANNEL IMPROVEMENT PROJECT	1,474.50	N/A
73094	LJA ENGINEERING	CIP- DOCKS- VELASCO- TERMINAL BACKLAND DEVELOPMENT PHASE II	62,605.11	10615
73095	SUNSTATES SECURITY	SECURITY SERVICE FEES	34,665.56	N/A
73096	MCDONOUGH ENGINEERING	CIP- PARCEL 25 MULTI RAIL SPUR; CIP- M&R- RAILROAD TRACK RENOVATIONS	14,875.30	73096
73097	FAMILY FITNESS	GROUP WELLNESS	114.90	N/A
73098	ABB, INC.	INVENTORY- SPARE PARTS ZPMC; M&R- BERTH 7 CRANE	13,527.12	73098

PORT FREEPORT OPERATIONS ACCOUNT EXPENDITURES

				Purchase
Check				Order
No.	To	For	Amount	Number
263	STEWART TITLE	CIP- OTHER	22,109.95	N/A
264	CITY OF FREEPORT	WATER & GAS	16,006.58	N/A

PORT FREEPORT WIRE TRANSFERS

					Purchase
Document					Order
No.	To	For	Account	Amount	Number
4965	TEXAS GULF BANK PAYROLL ACCOUNT	TRANSFER FOR RETIREMENT CONTRIBUTION	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	126,367.00	NA
4966	MASS MUTUAL RETIREMENT SOLUTIONS	TRANSFER OF EMPLOYER ANNUAL PORT FREEPORT PROFIT SHARING CONTRIBUTION	TEXAS GULF BANK PAYROLL ACCOUNT	126,367.00	NA
4967	TEXAS GULF BANK PAYROLL ACCOUNT	TRANSFER FOR PAYROLL 01/08/2015	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	105,004.76	NA
4968	TEXPOOL CAPITAL LEASE DEBT SERVICE	TRANSFER TO CAPITAL LEASE FOR DEBT SERVICE	TEXPOOL PORT OPERATIONS ACCOUNT	132,911.70	NA

4969	TEXPOOL I&S 2006 SERIES	TRANSFER TO I&S	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	508,115.74	NA
4970	TEXPOOL 2013A SERIES DEBT SERVICE	TRANSFER TO 2013A SENIOR LIEN DEBT SERVICE FUND	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	231,926.00	NA
4971	TEXAS GULF BANK ACCOUNTS PAYABLE	TRANSFER FOR ACCOUNTS PAYABLE	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	670,026.57	NA
4973	TEXAS GULF BANK ACCOUNTS PAYABLE	TRANSFER FOR ACCOUNTS PAYABLE	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	184,269.15	NA
4974	TEXAS GULF BANK PAYROLL ACCOUNT	TRANSFER FOR PAYROLL 01/22/2015	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	112,195.38	NA
4975	MASS MUTUAL RETIREMENT SOLUTIONS	TRANSFER OF EMPLOYEE 457 PLAN CONTRIBUTIONS	TEXAS GULF BANK PAYROLL ACCOUNT	6,429.65	NA
4976	MASS MUTUAL RETIREMENT SOLUTIONS	TRANSFER OF EMPLOYEE RETIREMENT PLAN LOAN PAYMENTS	TEXAS GULF BANK PAYROLL ACCOUNT	2,166.12	NA
4977	TEXAS GULF BANK ACCOUNTS PAYABLE	TRANSFER FOR ACCOUNTS PAYABLE	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	748,650.40	NA
4978	BANK OF AMERICA	SENIOR LIEN REVENUE NOTE 2013B DEBT SERVICE PAYMENT	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	4,318.04	NA
4979	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	TRANSFER FOR ACCOUNTS PAYABLE	TEXPOOL PORT OPERATIONS ACCOUNT	800,000.00	NA
4980	TEXAS GULF BANK ACCOUNTS PAYABLE	TRANSFER FOR ACCOUNTS PAYABLE	TEXAS GULF BANK PORT OPERATIONS ACCOUNT	608,318.91	NA

PORT FREEPORT PAYROLL ACCOUNT EXPENDITURES

Description/Date	Amount	Purchase Order Number
ADP 1/8/2015	100,718.32	N/A
ADP 1/22/2015	107,886.05	N/A

A motion was made by Commissioner Terry to approve the disbursements as presented. The motion was seconded by Commissioner Perryman with all Commissioners present voting in favor of the motion.

6. Report from Executive Staff and Commissioners.

- A. Receive report from Executive Port Director/CEO on activities and matters related to federal, state and local governmental affairs, Port tenant updates, USCOE, rail issues, HGAC/TPC, AAPA Committees, leases, contracts, upcoming Port and civic events and other related administrative and governmental matters.

Mr. Carlson reported that the ILA along with Pacific Maritime Association has reached a tentative contract for the West coast. It is one of the most expensive contracts ever signed, which is good news for the Gulf and East Coast as the expansion of the Panama Canal nears completion, the larger ships will force more cargo to all water service and avoid the West Coast due to high costs and low productivity. The scope of work has been received from the USACOE for the GRR. Projected costs for the project is \$1,696,000. Work in kind amount is yet to be identified. All funds available will be applied from the work in kind to the first phase. More details will be provided during executive session. Mr. Carlson also reported that progress continues with the Hoegh project. Security plans have tentatively been agreed to between Customs, USCG and Port Freeport with plans to phase in the new services starting with the new car market. The first call is scheduled for May 15th. The used car market will be phased in within two months. Finally, Mr. Carlson reported that as of today, Paul Kresta is the only candidate to file for his Position 4, and one person has filed for Tom Perryman's Position 6. Deadline to file is tomorrow at 5:00 p.m.

- B. Receive report from CFO on monthly activity and matters related to financial results, investments, insurance, leases, contracts and other related administrative and governmental affairs.

Mr. Strader noted that should there be no more filings, staff will prepare a resolution to cancel the election in May and will save the administrative fees of ordering an election with the County. \$25,000 was budgeted for this election. Mr. Strader then gave a brief presentation to the Board with the financial results of operation through January.

- C. Receive report from Director of Engineering on activities and matters related to Freeport Harbor Federal Channel, capital projects and other projects, Hydrographic Report and other related facility engineering matters.

In addition to his report, Mr. Hull shared aerial pictures of the new administration building work site. He also gave an update on the power pole distribution project and beach nourishment project. Mr. Hull also announced that Project Manager Alec Journeay has accepted a position with Brazosport School District. His last day will be February 27th.

- D. Receive report from Director of Operations on activities and matters related to operations, vessel activity, tonnage and other related port operation matters.

Mr. Durel presented graphs showing the total moves taking place at Velasco Terminal for the month of January between MSC and Chiquita as well as their overall trend since November. He also shared pictures of a 75 ton subsea tree loaded by BOA Marine that will sit on the bottom of the Gulf and connect some of subsea cable that Parker has built to connect to the different well heads.

- E. Receive report from Director of Protective Services on activities and matters related to safety meetings/injury report, security meetings, EMS update and other related safety, security and environmental matters.

Mr. Hogan reported on the notice implemented by the U.S. Coast Guard stating that Ports shall provide a method of transport for seafarers and others to get to the ship, to the gate at no cost. Additionally, Captain of the Port sent a request to visit Port Freeport to tour the facilities as well as the EOC. The final report for the mold remediation on the Operations Building was received and submitted to Customs. Customs has a few questions/concerns regarding the report so these are

being sent back to ERC for clarification. Finally, the Port is partnering with Richardson Stevedoring for the Environmental Defense Fund where two grad students will look at container on barge and heavy lift corridor and do an analysis on environmental impact, benefits, etc. This partnership will allow us to receive reports at the end, marketing and PR materials as well as information to use for future grants. Total cost is \$15,000 with Port Freeport paying \$7,500. Brandon Robertson updated the Board on his efforts to upgrade the current iPads. Mr. Hogan also updated the Board on the environmental plan.

- F. Receive report from Director of Economic Development on activities and matters related to sales reports, industry meetings and Port presentations, Port events, advertising and web activity, Foreign-Trade Zone and other related trade development or community relation matters.

Mr. Wilson reported on the new shipper profile created by ProMiles in their software. He added that with their use of the heavy-lift corridor, it will open the door to all the major producers to have a simplified profile locally. He also reported on the progress made with the Bill at Representative Bonnen's office.

- G. Receive report(s) from Commissioners related to meetings and conferences attended Port presentations and other related Port Commission matters.

Commissioner Hoss & Commissioner Pirtle reported attending the BASF Ribbon Cutting. Commissioner Hoss also reported attending Pearland Day in Austin.

- 7. Receive comments from the public.

Ms. Melanie Oldham addressed to the Board to request additional information on the Environmental Defense Fund.

- 8. Award of contract for property insurance.

Ms. Campus presented property insurance renewal submitted by McGriff, Seibels & Williams. The recommendation is to renew with Lloyds of London with a premium of \$1,063,545, a decrease of about \$89,000. There are no changes to the program, just a change in insured values.

A motion was made by Commissioner Terry to approve the contract. The motion was seconded by Commissioner Kresta with all Commissioners present voting in favor of the motion.

- 9. Adoption of an extension to the ABB Service Agreement for the ZPMC cranes.

Mr. Durel presented a proposal from ABB to extend the on-site field service engineer for the ZPMC cranes. The 12 week service will be for the engineer to monitor crane functions, perform diagnostics and troubleshooting during vessel operations and train the Port's existing staff. ABB provides the computer control system to the cranes. Mr. Durel recommends approval of extending the contract in the amount of \$53,250. The service will begin March 1, 2015.

A motion was made by Commissioner Terry to approve the extension. The motion was seconded by Commissioner Pirtle with all Commissioners present voting in favor of the motion.

10. Approval of a Temporary Blanket Easement to CenterPoint Energy to construct an underground electrical duct bank.

A motion was made by Commissioner Pirtle to approve the easement. The motion was seconded by Commissioner Perryman with all Commissioners present voting in favor of the motion.

11. Approval of a purchase contract for property located at 313 East 8th Street.

Mr. Strader explained that the purchase price is slightly higher than the approved 150% property value at \$40,000 however, he does recommend approval of the property as it in the target area of the east end the Port is seeking to acquire.

A motion was made by Commissioner Pirtle to approve the contract. The motion was seconded by Commissioner Perryman with all Commissioners present voting in favor of the motion.

12. Adoption of a resolution approving the acceptance of the Port's portion of proceeds received from high bidders on delinquent tax property held in trust by Brazoria County, Texas and authorizing the Chairman to join in conveyance to high bidders.

A motion was made by Commissioner Perryman to approve the resolution. The motion was seconded by Commissioner Terry with all Commissioners present voting in favor of the motion.

13. Discussion and approval of upgrading the Port VoIP phone system.

Mr. Hogan explained that the current voice over internet protocol phone system is outdated, can't be serviced and parts are no longer made for it. He is requesting a new system with redundancy, each location will have its own control head with them working independently of each other so if there is a problem in the overall network, each building still has connection to the system. He recommends approval of the DataVox system in the amount of \$53,953. This system will transfer to the new administration building with no substantial additional cost.

A motion was made by Commissioner Perryman to approve the new system. The motion was seconded by Commissioner Terry with all Commissioners present voting in favor of the motion.

14. Receive 3D presentation of proposed Port Freeport Master Plan.

Mr. Carlson stated that work continues with Paul F. Richardson and CardnoTec to deliver the product Port Commission has requested. Mr. Carlson gave an updated 3D presentation of the three phases of the proposed Master Plan that included updated community buffer section build-out as well as what Berths 7 and 8 will look like fully built out.

15. **EXECUTIVE SESSION** in accordance with Subchapter D of the Open Meetings Act, Texas Government Code Section 551.001, et. seq., to review and consider the following:

- A. Under authority of Section 551.071 for discussion with attorney regarding:

1. Legal issues regarding possible condemnation of real property in East End, Freeport, Texas.

2. Update regarding legal issues arising out of injury occurring to individual at Port Freeport.
3. Update regarding the terms and legal issues of the General Reevaluation Report (GRR)/U.S. Army Corps of Engineers associated with the initial phase of the Federal Harbor Channel Improvement Project.
4. Terms of contract amendment with Paul F. Richardson Associates for the Freeport Harbor Channel Improvement Project.

B. Under authority of Section 551.072 for discussion regarding:

1. Purchase, exchange and value of real property in East End, Freeport, Texas.
2. The terms and conditions of a potential Lease Agreement between Port Freeport and Air Liquide Large Industries U.S. LP.
3. The potential agreements, leases, exchanges and values of Port property located adjacent to Berths 5 and 7, and Parcels 6, 7, 8, 13, 14, 19, 25, 26, 27, 29, 31, 34, 35a, 39 and 40.

C. Under authority of Section 551.074 for discussion regarding:

1. Discussion on the appointment, employment, evaluation and duties of a public officer or employee, the Executive Port Director/CEO.

16. **RECONVENE OPEN SESSION** to review and consider the following:

17. Approval of additional funding to Paul F. Richardson Associates for the Freeport Harbor Channel Improvement Project.

A motion was made by Commissioner Kresta to approve an additional \$300,000 (not to exceed) to the end of December and includes the scope of work provided to the Board by Mr. Carlson. The motion was seconded by Commissioner Singhanian with all Commissioners present voting in favor of the motion.

18. Adjourn.

With no further business before the Commission, the meeting adjourned at 8:22 p.m.