

City of Fort Smith
Port Authority Special Meeting
11:30 a.m. December 2, 2019
Bank OZK Building
5401 Rogers Avenue
Fort Smith, Arkansas

MINUTES

The Fort Smith Port Authority held a special meeting at 11:30 a.m. on Monday, December 2, 2019 at the Bank OZK building, 5401 Rogers Avenue, Fort Smith, Arkansas.

The meeting was called to order by Larry Combs, chairperson, at 11:39 a.m. and a quorum was noted present. Other Port Authority members present were Philip Doss, Eddie Norman, Chad Lane and Dustin Collyge. Others present were Marty Shell of Five Rivers Distribution, Cameron Hubbs of Cameron Hubbs Construction and Jeff Dingman of the City of Fort Smith.

Mr. Combs noted that the meeting was called in order to consider approval of a “Construction Manager as Constructor” contract with Cameron Hubbs Construction, Inc. for the construction of two bulk storage buildings, an office, scale house, scales, and other improvements at the Port of Fort Smith. Mr. Dingman noted that the contract presented had been reviewed and refined by attorney for both the Port Authority and the service provider, and all have agreed to the final terms. The final terms also include a set of general conditions provided by the City of Fort Smith that are agreeable to the service provider.

Mr. Hubbs noted that after the approval of the agreement, he will need an established base amount with which to work as he proceeds to get to work on site preparation and ordering materials and supplies. Eventually, after design refinement with Studio 6, he will present the Port Authority with an agreement stipulating a Guaranteed Maximum Price for delivery of the project. Mr. Dingman noted that it will be important to consider the actual cash in hand when the Port Authority considers approval of the Guaranteed Maximum Price provision.

After general discussion, Mr. Collyge moved approval of the proposed contract with Cameron Hubbs Construction, Inc. Mr. Norman seconded, and the motion carried by unanimous vote.

Upon further discussion related to insurance proceeds and grant proceeds in hand and pending transfer to the Port Authority, it was agreed that the minimum price for the project could be established at \$2.9 million so that Mr. Hubbs may commence with ordering materials required for the project. It is estimated the project will take up to ten months to complete. Mr. Collyge expressed some concern about the total amount of dollars to be spent on construction, and suggested the Port Authority might contemplate leaving some of the insurance proceeds in the operating account for future needs that the Port of Fort Smith might have. Any further reimbursements by FEMA could be added to this amount and/or spent on projects needed to improve the facilities, but the Port Authority should be mindful of future financial needs.

In a separate but related item, Mr. Shell relayed that TrackWorks should start work this week to repair the rail spur on the property.

Mr. Dingman asked the Port Authority to consider Resolution No. 2019-05, authorizing application for the Arkansas Community Improvement Grant through the Arkansas Economic Development Commission. Mr. Norman moved approval, Mr. Doss seconded, and the motion carried unanimously.

There being no further business, the meeting adjourned at 12:27 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Jeff Dingman". The signature is written in a cursive, flowing style.

Jeff Dingman
Deputy City Administrator
City of Fort Smith, Arkansas