

Waterworks District 9 Ward 4 Meeting Minutes  
Regular Meeting  
Monday, March 9, 2026 – 5:30 p.m.

The Board of Directors met in a regular meeting on Monday, March 9, 2036, in the conference room located at 4015 Sherry Street, Sulphur, LA. President Kent Chambee presided with the following members present: Richard Boenig, Steve Belshe, Kent Chamblee, Theresa Bell (phone) and Ray Taylor.

The Invocation was led by Ray Taylor followed by the Pledge of Allegiance.

Audience: Lee Lancon – Lancon Engineers, Inc. (LEI)

**Lee Lancon – Lancon Engineers, Inc. (LEI)**

**Water Storage Tank Rehab (see engineers report)**

- The only outstanding issues are the filters.
- Lee received reports stating mis-catalyzation of existing surface.
- After looking over past reports, Lee came across some photos from February of 2023 through March of 2023 showing Stevens had performed some repair work on the filters. There were some bad spots that needed to be repaired by spot priming only the bad spots, however he primed the whole thing. This explains the similarities of the cracking on all the filters.
- Brandon will be back on site tomorrow (3/10/26) to do some more investigative work and take more samples from filters 1 through 4 to do some more testing.
- Recommendation is to let it ride and see what happens.
- Recommendation by LEI for the board to accept the job as substantially complete. Theresa asked Jay if he was good with the work other than the work on the filters. Jay confirmed that he was. There was a motion by Ray Taylor and seconded by Theresa Bell to accept the job as substantially complete. Motion carried.

**2023 Water Line Upgrade Project (ARPA)**

- Contractor continued working on Moss Lane and Areno Road.
- E. Moss Lane – The contractor continued working on the remaining items including final site grading and cleanup and site hydroseeding. This work is substantially complete.
- Areno Road - The contractor continued working on the remaining items including final site grading and cleanup and site hydroseeding. This work is substantially complete.
- AA Meyers – Directional drilling company was tied up on another job so the contractor laid all the waterline main that he could by open cut.
- Through 2/28/26, the project appears to be on schedule. Per the contractor’s schedule, he anticipates completing the project by April 17, 2026.
- A construction status meeting was held on Tuesday, March 3, 2026, with the Contractor, WWD#9 representatives and LEI representatives.

**Repairs to Mosswood Tower**

- Lee still needs to get with Weiser on the repairs to the water level indicator.

**Update District Water Maps**

- Questions for five locations were discovered and relayed to Jeremy by LEI representative Cathy Hill. Cathy is working with Jeremy to get answers to these questions to complete all the map updates except the APRA project.
- Map updates to include as-built information for the ARPA project and will continue until approximately 30 days after the ARPA project is complete.

**Kelly Riley – Reports**

**Minutes** – Minutes were reviewed. There was a motion to approve the minutes as presented by Ray Taylor and seconded by Richard Boenig. Motion carried.

**Payables** – Payables were reviewed and discussed. There was a motion by Ray Taylor and seconded by Steve Belshe to approve payables. Motion carried.

**Profit & Loss** – Reviewed and discussed. Theresa asked Kelly to get with CPA about the proper coding of a credit card chargeback.

**ARP Project Reimbursement from Parish** – There were no reimbursements during the month of February. There are three payment requests still under review.

**Bank Reconciliation** – Steve reviewed the bank reconciliations and signed off without any issues.

**Policy Manuel** – No progress

**Online Sexual Harassment/Ethics Training for Board Members** – No progress

**Water Bill Adjustments** – no adjustments for the month of February.

**Jay Picard – Plant/Field Updates**

**Building at Tower on Volunteer** – building is complete.

There was a motion to adjourn the meeting by Ray Taylor and seconded by Steve Belshe. Motion carried.

Water Works District No. 9, Ward 4

Engineer's Report for February 9, 2026, Board Meeting

Report issued: March 9, 2026

**LEI Project No. 19-007 Water Storage Tanks Rehabilitation (Phase 2)**

1. GWST#1 – Weiser Industrial Coatings, Inc., Phoenix's subcontractor, returned to the site on Wednesday 11-12-2023 and began work on completing the project. They finished up and left the site on Tuesday 11-23-2025. The following is a summary of the completion status for GWST #1:
  - 1.1. Interior
    - 1.1.1. 100% complete and tank is in operation.
  - 1.2. Exterior
    - 1.2.1. The exterior is 100% complete.
    - 1.2.2. The following is a list of pay items and punch list items that were completed:
      - 1.2.2.1. Completed repair of mic-catalyzed area on GST#1 lower ring and around ladder.
      - 1.2.2.2. Completed the Chime Seal installation on GST#1.
      - 1.2.2.3. Completed the repair of the Level Indicator Float on GST#1.
      - 1.2.2.4. Completed the Installation of all signs on GST#1.
      - 1.2.2.5. Provided Engineer with thickness check report on the floor for GST#1 and GST#2.
      - 1.2.2.6. Provided Engineer with all DFT verification reports for the interior and exterior coatings.
2. Yard Piping
  - 2.1. As of November 23, 2025, the Yard Piping work is 100% complete.
3. Pressure Filters
  - 3.1. As of November 23, 2025, the Pressure Filters work is 100% complete.
4. GWST #2
  - 4.1. As of November 23, 2025, GWST#2 is 100% complete except for the level indicator float.
5. Change Order No. 4
  - 5.1. Change Order No. 4 was fully executed on September 15, 2025.
6. Partial Substantial Completion for items of work not being deferred until Fall 2025
  - 6.1. The Clear Line Certificate for the Certificate of Substantial Completion Form and attachments that were fully executed on September 15, 2025, and were recorded with the Clerk of Court on September 15, 2025, and was received by the Engineer on December 15, 2025. Upon receipt of the Clear Lien Certificate LEI prepared the Contractor's Application for Payment No. 10 for work performed between August 1, 2025, and November 30, 2025, and for retainage being held for

those items of work included in the Certificate of Substantial Completion dated September 15, 2025.

7. Substantial Completion for items of work completed during the Fall of 2025 (8-1-2025 through 11-30-2025) as identified in Change Order No. 1.

- 7.1. A substantial completion inspection for the items of work completed during the Fall of 2025 (8-1-2025 thru 11-30-2025) by Lee Lancon, Jonathan Tommasi, and Jay Picard on Tuesday, January 5, 2026. As per the inspection the following punch list items were noted:

- 7.1.1. The water level indicator (Float system) for GWST#2 is not functioning.

- 7.1.2. The final coat of paint on the surface of pressure filters is map cracked exposing the intermediate coat of paint. Brandon Lomasney, the TNEMEC Paint representative, was on site on Wednesday, January 21, 2026, to look at the coating. He took paint samples primarily from filter 4 and 5 and sent them to their laboratory for testing to determine the cause of the cracking. We are awaiting his test results and report which are expected to be received later this week. Brandon discussed the test results with Jonathan and advised that the cracking was due to mis-catalyzed paint on the existing coating. The test results were received on 2-16-26 and mimicked Brandon's interpretation in that the cracking was due to mis-catalyzed paint on the existing coating. Further investigation of our records indicated that Stevens did perform some work on the filters described as follows:

- 1 High pressure water blast with a minimum 3500 psi rotary nozzle the entire surface to remove aa soluble surface contaminates and spot power tool cleaned all failed areas in accordance with SSPC-SP# and feather edge.
      - 2 Spot primed failed areas using Tnemec Series 20, 4.0-6.0 mils DFT. **However, our inhouse photos show that in lieu of spot priming the failed areas they prime coated the entire surface of the tanks. So this coating became the "existing coating" for all 6 filters. It is believed that this coating could have been mis-catalyzed and is the reason for the cracking.** Brandon will be at the site tomorrow after lunch to get more representative paint samples from tanks 1-4 so that additional testing can be performed to either confirm or refute the findings noted above and provide a basis for developing a recommendation for the cracked coating.

A Notice of Substantial Completion for the work performed in the Fall of 2025 has been prepared and submitted to the contractor for his review and approval. The signed document is expected to be received this week. **Discuss getting the Board to approve this portion of the project as Substantially Complete.**

**LEI Project No. 22-003 2023 Water Line Upgrade Project (ARPA)**

1. Contractor continued working on E. Moss Lane and Areno Rd.
2. E. Moss Lane – The Contractor continued working on the remaining items including final site grading and cleanup and site hydroseeding. This work is substantially complete.
3. Areno Road – The Contractor continued working on the remaining items including final site grading and cleanup and hydroseeding. Work at this site is substantially complete.

4. Through 01/31/2026, approximately 84.19% of the construction contract dollars have been earned and approximately 85.23% of the construction contract time has lapsed. The project appears to be on schedule. Change Order No. 1 increased the contract time by 21 calendar days from 365 to 386 calendar days. Based on this information the estimated date for completion of the project is April 28, 2026, in lieu of April 7, 2026. As per the Contractor's updated schedule, he anticipates completing the project on April 17, 2026. October 1, 2026, is the Grant Administrator's Construction Deadline.
5. A construction status meeting was held on Tuesday, March 3, 2026, with the Contractor, WWD#9 representatives, and LEI representatives.

**Repairs to the Mosswood Elevated Water Tower**

1. The repair work is completed, and the tower is back in service.
2. Jay noted that the water level indicator is not working properly. LEI will notify Weiser and discuss getting it fixed.

**LEI Project No. 23-006 Update District Water Map**

1. LEI estimated that the map updates to address all information received by Jay and Jeremy would be completed by December 31, 2025. Questions on five locations were discovered and relayed to Jeremy by LEI representative Cathy Hill. Working with Jeremy to get answers to those questions.
2. Map updates to include as-built information for the ARPA project and will continue until approximately 30 days after the ARPA project is complete.