

Waterworks District 9 Ward 4 Meeting Minutes
Special Meeting
Monday, June 23, 2025, 5:30 p.m. – Conference Room

The Board of Directors met in a special meeting on Monday, June 23, 2025, in the conference room located at 4015 Sherry St., Sulphur, LA., President Kent Chamblee presiding with the following members present: Richard Boenig, Steve Belshe, Kent Chamblee, Theresa Bell and Ray Taylor.

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

Audience: Lee Lancon – Lancon Engineers
 Jonathan Tommasi – Lancon Engineers

Lee Lancon/Jonathan Tommasi – Lancon Engineers

- **Yard Piping** – When the contractor came back on site, the plan was to Complete painting and repair/repaint painting that was compromised and is showing breakthrough. However, summer humidity is creating issues with condensation on the water lines and tank that cannot be drained. We are not able to maintain correct painting conditions for long enough to prep, paint and cure the paint.
 - **The contractor has painted several sections of lines that were not approved by Lee/Johnathon for painting, and the coating is already showing failure.**
 - There is a required 5-degree separation between dew point and surface temperature, which is has been very difficult to achieve this summer.
 - Lee mentioned they have discussed multiple options for achieving required conditions, but none are currently feasible. Lee asked Phoenix if they would consider postponing the remaining work until the fall when the weather conditions should be better. Phoenix representative spoke with Weiser and they are good with waiting until the fall.
 - Work to be completed in the fall would be:
 - Yard Piping
 - Manway covers on the filters
 - Minor holiday repairs
 - A few other repairs
 - The seal on the chime also has to have the 5-degree separation to be installed. Tank 2 will have to be done later due to it being in service. Tank 1 could be done now since there is no water in it.
 - Tank 1 – Water collects under the tank when the tank is empty. When the tank is filled, water that collected under the tank pressures up and normally causes the seal to blow out in areas. There are 2 feasible options:
 - Leave 6 two-foot gaps to allow water to come out and fix and damages that may occur when they come back
 - or wait.
 - The time extension granted at the last meeting extended the project end date to July 14, 2025.

- Lee recommends that we separate the project into 2 sections. One for items that have been completed, and the other for the repairs and minor work that is left.
- If we do this, we can file a partial substantial completion to start the 45 days for clear lien certificate, and allow payment for the work that they have completed.
- Lee suggested for the District to retain a larger portion than normal from the amount due for the work that has been done. A larger withholdal would allow enough funds for District to hire another painter to finish the job if Phoenix/Weiser decide that they do not want to come back and complete the remaining work. This will be done through a change order.

The board, Jay, Lee, and Johnathan walked outside to look at the yard piping. After significant discussion of the issues and potential solutions, 2 contingencies were developed to improve the likelihood of achieving the proper painting conditions in the fall if humidity and ambient temperatures to not provide the correct conditions:

- 1) For the yard piping between the tanks and the building: Containment is already going to be will be used for these sections for blasting. If humidity continues to cause a problem, consider tenting the entire area between the tank and the building and provide A/C for humidity control in the enclosure. This should allow at least the minimum temperature separation to be achieved for painting.
- 2) For the yard piping to/from the South Tank. If the North GWST (#1) is in service, take the South GWST (#2) out of service and drain the water from the tank and lines that can be taken out of service.

When installing the chime seal on GWST #2 (South), consider draining the tank as low as possible to allow better temperature conditions for the seal installation.

There was a motion by Theresa Bell and seconded by Ray Taylor to pull the yard piping, chime seal, manways, and punchlist items out of the current scope of work and have them as a second phase of the project and to grant a partial substantial completion for work that has been completed and accepted. Motion carried.

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