

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

The Board of Directors met in a regular meeting on Monday, February 9, 2026, in the conference room located at 4015 Sherry Street, Sulphur, LA. President Kent Chamblee presided 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, Inc. (LEI)

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Water Storage Tank Rehab (see engineers report)

- No change on GWST#1 and Yard Piping
- Item 7 – Substantial Completion for Items of work completed during the fall of 2025
 - The final coat of paint on the surface of the pressure filters is “map cracked” or spiderweb cracked, exposing the intermediate coat of paint. On Wednesday, January 21, 2026, Brandon with TNEMEC took samples (primarily from filter 4 & 5) and sent them to their lab. As of this meeting Lee has not received a formal report or written results from the lab, however Brandon spoke with Jonathan and stated that the cracking was due to mis-catalyzed paint on the existing coating.
 - Filters #4 and #5 were installed at different times. It is not believed that they were repainted, so the coatings being mis-catalyzed the same, creating the same failure mechanism is questionable.
 - Lee stated some spot repairs were made, painted over then coated and it is possible that paint could have been mis-catalyzed, but the cracking seems to be more extensive.
 - Lee, Jonathan and Brandon are not satisfied with the thoroughness of their check. There is talk of doing some adhesion tests.
 - Lee had pictures to show the board, however there was an issue with the flash drive. The board walked outside to look at the filters. After looking at the filters and a brief discussion, Lee would like to get some more samples to see what those will show.
 - Due to the low level of sunlight during the meeting, Theresa asked Lee to put the photos in a Dropbox for the board to review.
 - The board wants to wait on the official report and proceed from there.
 - Theresa asked Lee if he could get the original inspection reports to see if the surface was prepped correctly.
 - Acceptance of Substantial Completion will be pushed to the March meeting.

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

2023 Water Line Upgrade Project (see engineers report)

- Contractor continued working on E. Moss Lane and Areno Road.
- **E. Moss Lane** – Contractor worked on installation of 8” water line and appurtenances, installation of new fire hydrant and appurtenances, installation of new water service lines and appurtenances, flushing and pressure testing the entire new water line, disinfection of the new water line and appurtenances, site grading and cleanup. In general, this site is substantially complete. The remaining work includes final site grading and cleanup and hydroseeding. Work on this site is expected to be completed once the ground dries up.
- **Areno Road** – Contractor worked on installing new tapping sleeve and valve, installation of new 8” water line, tie-in of new 8” water line to existing 3” water line, abandonment of existing 3” water line and appurtenances heading east of intersection, installation of new water service line, pressure testing and disinfection of new water line and appurtenances. The work on this site is substantially complete. The remaining work includes final site grading and cleanup and hydroseeding. Work at this site is expected to be completed once the ground dries up.
- **A A Meyers** – Tapping sleeves at both ends have been installed. Contractor is investigating utility locations to determine any conflicts. Directional drilling is projected to proceed toward the end of the month.
- **Oak Lake Site** – Contractor submitted their change order request due to the discovery of an existing 8” water line in lieu of a 3” water line along the west side of Oak Lake Drive. As a result of the Contractor's request, LEI prepared Change Order No.2 which creates pay item CO2-1 in the amount of \$ 8,199.24 to compensate the contractor for the cost of fusing (welding) 172’ of 10” pipe, disassembling the pipe into 40’ sections for transportation and hauling the pipe sections to the Carbide Drive site. The net cost of the change order is a credit of \$19,069.78. LEI recommends the board act on this change order during the meeting and recommends its approval. There was a motion by Theresa Bell and seconded by Ray Taylor to approve the change order as presented. Motion carried.
- Through 1/31/26, the project appears to be on schedule. With the added days from change order #1 the award completion date is now April 28, 2026.
- A construction status meeting was held on Tuesday, February 3, 2026, with the contractor, WWD#9 representatives and LEI representatives.

Repairs to Mosswood Elevated Water Tower

- The elevated tower is back in service.
- Water level indicator is not working properly. LEI will get with Weiser to discuss getting it fixed.

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

Update District Water Maps

- LEI estimated the map updates for all information received from 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. Cathy is working with Jeremy to get answers to those questions.
- Map updates to include as-built information for the ARPA project 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 Steve Belshe. Motion carried.

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

Profit & Loss – Reviewed and discussed.

Property/Auto Insurance Renewal – After some discussion, there was a motion by Theresa Bell and seconded by Richard Boenig to accept the renewal option that includes property value increases. The renewal premium is \$142,658.00. Motion carried.

2025 Financial Audit – Kelly informed the board that the cost of the Financial Audit for 2025 will increase from the previous year due to it including a single audit for the federal grant money. The total financial audit is not to exceed \$ 30,750.00.

Overtime for Cold Weather – Majority of the overtime worked during the freezing weather was Jay operating the plant from his tablet. This was necessary to keep pressure on the system during the nighttime hours when customers were freeze protecting more heavily.

ARP Project Reimbursement from Parish – \$331,785.00 was received during the month of January. There are multiple payments 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 January.

Jay Picard – Plant/Field Updates

Building at Tower on Volunteer – Jay received quotes for the building. The contractor will start when they have a chance.

Freezing Weather Issues – Jay let the board know the plant did not encounter any significant issues during the cold weather.

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: February 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.
 - 4.2. The following is a list of pay items and punch list items that were completed:
 - 4.2.1. Completed the Chime Seal installation on GST#2.
 - 4.2.2. Install the Level Indicator Float and equipment. The level indicator equipment was installed; however, one (1) of the guide cables became detached from the roof and so it is not functioning correctly. This work was not complete and will be completed when they return for the 1 year tank warranty inspection.
 - 4.2.3. Provided Engineer with thickness check report on the floor.
 - 4.2.4. Provided Engineer with all DFT verification reports for the interior and exterior coatings.
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 thru 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 has 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.

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 – Contractor worked on installation of 8" water line and appurtenances, installation of new fire hydrant and appurtenances, installation of new water service lines and appurtenances, flushing and pressure testing the entire new water line, disinfection of the new water line and appurtenances, site grading and cleanup. In general this site is substantially complete. The remaining work includes final site grading and cleanup and site hydroseeding. Work on this site is expected to be completed once the ground dries up.
3. Areno Road – Contractor worked on installing new tapping sleeve and valve, installation of new 8" water line, tie-in of new 8" water line to existing 3" water line, abandonment of existing 3" water line and appurtenances heading east of intersection, installation of new water service line, pressure testing and disinfection of new water line and appurtenances. The work on this site is substantially complete. The remaining work includes final site grading and cleanup and hydroseeding. Work at this site is expected to be completed once the ground dries up.
4. Oak Lake Site – Contractor submitted his change order request due to the discovery of a existing 8" water line in lieu of a 3" water line along the west side of Oak Lake Drive from Station 10+22.83 to 12+80. As a result of the Contractor's request LEI prepared Change Order No. 2 which creates Pay Item CO2-1 in the amount of \$8199.24 to compensate the contractor for the cost of fusing (welding)

172' of 10" HDPE pipe, disassembling the pipe into 40' sections for transportation and hauling the pipe sections to the Carbide Drive site. The cost of the Change Order is (-)\$19,069.78. LEI recommends that the Board take action on this Change Order at the Board meeting and recommends its approval.

5. Through 01/31/2026, approximately 78.41% of the construction contract dollars have been earned and approximately 77.98% 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 20, 2026. October 1, 2026 is the Grant Administrator's Construction Deadline.
6. A construction status meeting was held on Tuesday, February 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 will continue until approximately 30 days after the ARPA project is complete.