

Waterworks District 9, Ward 4 Meeting Minutes  
Regular Board Meeting  
Monday, January 9, 2023  
5:30pm – Conference Room

The Board of Directors met in a regular meeting on Monday, January 9, 2023 in the conference room located at 4015 Sherry Street, Sulphur, LA., with Vice President Kent Chamblee presiding with the following members present: Ray Taylor, Theresa Bell, Kent Chamblee and Richard Boenig.

Absent: Larry Mouton

The Invocation was led by Kent Chamblee followed by the Pledge of Allegiance.

Audience: Eddie Robinson – Insurance Unlimited  
Lee Lancon – Lancon Engineers, Inc.

**Eddie Robinson - Insurance Unlimited**

Eddie presented the 2023-2024 Property and Liability Insurance Premium policy.

- New proposed premium total is \$104,655.42.
- Increased approximately \$7,000.00 from last year, primarily on property.
- Deductible is increasing to \$100,000 for wind and hail. The deductible applies to all three locations per occurrence. The flood deductible is \$5,000 per occurrence per location.
- Building list does not Accurately reflect what we call the buildings and may not include all structures. Jay and Eddie will do a walk through to properly name all buildings and estimate the values.
- Once structure walk through is complete, Eddie will email updated premium for Board review. Approval of premium was tabled pending walk through. At that time an email will be sent for Boards approval, and ratified at the February meeting.
- Theresa Bell suggested once filter #6 was complete it is to be added to the water treatment plant.
- There was also discussion on whether or not the 800KW stand alone generator was insured. It will also be discussed in the walkthrough and Alice/Eddie will confirm that it was added to the policy last year.

**Lee Lancon – Engineering/Project Updates**

- **Storage Tank Rehab Project** (see attached engineers report)
- **Filter #6** (see attached engineers report)  
Motion by Ray Taylor and second by Theresa Bell to approve filter #6 project as substantially complete. Motion carried.
- **Future water tower/larger lines/loops**  
Received updated information on water flows and pressures from Fire Department. Lee will get them plugged in and see what this does for recommendations for next meeting.
- **Update on Becky’s Catering** – Property damage due to tank repairs (see attached engineers report)

**Alice Webb – reports**

- **Minutes** – There was a motion by Ray Taylor and second by Theresa Bell to approve minutes as presented. Motion carried.
- **Payables** – There was a motion by Ray Taylor and second by Theresa Bell to approve payables as presented. Motion carried.
- **Profit & Loss** – Reviewed with no comments
- **LAMP fund** – Reviewed. Potential movement of these funds to another higher yield fund has been postponed until market conditions stabilize a little more.

**Jay Picard – Report/Updates**

- Theresa Bell commended Jay for a job well done during the recent freeze. Jay mentioned that pressure never dropped below 45psig. He contributed that to early preparations and them staying on top of things at the plant.
- Jay stated Indorama was the biggest concern due to having two backflow preventers blowing out, one being a 4” which ran for three days. Indorama was not hooked up to the second backflow yet so Jay was able to turn it off in the ground.
- Jay spoke with a rep from Indorama, he said he was going to insulate backflow instead of using a hotbox. Ray Taylor mentioned following up about insulation.
- Theresa Bell asked Jay to prepare a punch list to use for a Freeze Procedure in order to prepare for futures freezes.
- **Generator** – still waiting on transfer switch, should be here in March or April
- **Well #2** – Up and running as of 1.6.23 – back in service
- **Sanitary Survey** – everything was good
- **Bid Law on Chemical Purchases** – no info as of meeting

Motion to adjourn by Ray Taylor second by Theresa Bell. Motion carried.

Water Works District No. 9, Ward 4  
Engineer's Report for January 9, 2023, Board Meeting  
Report issued: January 9, 2023

**LEI Project No. 19-007 Water Storage Tanks Rehabilitation**

1. Construction is continuing and the following is a general summary of construction work completed since last report:
  - 1.1. EWST #1 Volunteer Road
    - 1.1.1. Exterior of tank:
      - 1.1.1.1. Installed new 4" weld-o-let at the base of the riser.
      - 1.1.1.2. Removed existing 20-inch primary shell manway and replaced it with a 30-inch manway and davit slide.
      - 1.1.1.3. Installed Four (4) Fall Protection Tie-off Cleats positioned around the tank vent.
    - 1.1.2. Interior of tank:
      - 1.1.2.1. Removed the interior ladder from the bottom of the bowl to the roof hatch.
      - 1.1.2.2. Installed intermediate coat and final coat on interior surface.
      - 1.1.2.3. Installed additional Series 20 initial coat on exterior surface above the balcony.
      - 1.1.2.4. Completed the installation of Series 73 intermediate coat on the exterior surface.
      - 1.1.2.5. Began installation of the final Hydroflon coat on the exterior surface, including logos. From the catwalk up 85% of tank is complete and from the catwalk down 0% is complete
  - 1.1.3. Contractor is continuing to work on EWST #1 including the following items of work:
    - 1.1.3.1. Install horizontal stabilizing rod and turnbuckle from riser to leg 5 and paint as required.
    - 1.1.3.2. Complete the installation of the final Hydroflon coat on the exterior surface, including logos.
    - 1.1.3.3. Install non-slip rung covers on exterior ladders.
    - 1.1.3.4. Install safety climb devices on interior and exterior ladders.
    - 1.1.3.5. Install new swing gate at the opening in handrail on balcony at the exterior ladder.
    - 1.1.3.6. Install required signage.
    - 1.1.3.7. Disinfect tank interior, obtain passing Bac-T test, and put the tank back in service.

- 1.1.4. Contractor estimates having the tank back in service by the end of the month weather permitting.
  - 1.2. EWST #2 Mosswood Drive
    - 1.2.1. Exterior of tank:
      - 1.2.1.1. Installation of the containment system has been continued as far as it can without taking the tank out of service. No additional work will be performed on the containment system until EWST #1 is complete and operational.
      - 1.2.2. Once EWST #1 is operational, EWST #2 will be taken out of service and the following work will be performed:
        - 1.2.2.1. Perform an inspection of the interior coating system to determine its condition and need for replacement. If replacement is required prepare a Change Order and submit it to the Board for review and approval.
        - 1.2.2.2. Complete installation of the containment system.
  - 1.3. Property Damage Report for Becky's Catering, LLC
    - 1.3.1. LEI completed and submitted the Report to the Water District Board Members and Staff. Review and discuss report at the Board meeting.
- 2. LEI Project No. 21-011 New Horizontal Pressure Filter #6**
- 2.1. Construction is Substantially Complete, and the following is a general summary of construction work completed since last report:
    - 2.1.1. Contractor completed all required painting of filter and face piping.
    - 2.1.2. Filter has been disinfected, and Bac-T tested and is in operation.
    - 2.1.3. Modifications to the SCADA system are complete and SCADA system is fully operational.
    - 2.1.4. Filter start up was completed and filter is completely operational.
  - 2.2. Filter construction is Substantially Complete, and Engineer recommends that the project be accepted as Substantially Complete by the Water District. Upon Substantial Completion Acceptance by the Board, the Engineer will record the Substantial Completion Certificate with the Calcasieu Parish Clerk of Court and begin the 45-day lien period. The punch list items include the following:
    - 2.2.1. Remove and replace the broken chain guide and the chain on the manual raw water valve.
    - 2.2.2. Install the required numbers on the filter and valves to match those on Filter No. 5.
    - 2.2.3. Fix the three air leaks at the connections for the copper air lines.
    - 2.2.4. These items will be addressed within the next 2 weeks.
  - 2.3. Once the lien period is up the contractor will provide a clear lien certificate and engineer will verify that punch list items are complete and if yes then he will prepare the final construction pay estimate and submit it along with a recommendation for payment to the Water District. This should happen before the March meeting.
- 3. LEI Project No. 22-003 ARP Project**

- 3.1. Received updated Fire Hydrant flow data from Steven Scalia for the outlier hydrants. The District Map was updated and two (2) maps were created. One map showing the Fire Hydrant flows with the corresponding observed residual line pressure. The other map shows the computed Fire Hydrant flows for a residual pressure of 20 PSI. The flow rates and pressures seem to be reasonable except for the following:
  - 3.1.1. In the Burton Shipyard/LA 27 area FH 428 and FH 430 flow rates seem low.
  - 3.1.2. At the end of Forrest Boulevard (across from LA 27 at Mosswood Drive) the calculated flow rate for 20 PSI residual pressure is 10,361 which is an obvious error.
  - 3.1.3. One other concern is the observed residual line pressure that are extremely low, less than 20 PSI and generally around 5 to 1 PSI. I spoke with Steven Scalia about this, and he advised that they were currently flowing all the hydrants in the District for 2023 and should have data for us by the week 1/16/23. I explained to him that these low line pressures are very troubling, and he advised that they could be in error and he would investigate and advise me of his finding.

**PROPERTY DAMAGE INSPECTION REPORT**  
**BECKY'S CATERING LLC**  
**5121 Lions Road**  
**Sulphur, LA 70665**  
**January 5, 2023**

**1. BACKGROUND**

- 1.1. On December 12, 2022, Becky Fuselier owner of Becky's Catering, LLC advised the Board of Water Works District No. 9 of Ward 4 of certain damage to her property known as Becky's Catering, LLC that occurred during the construction of the Rehabilitation of Elevated Water Storage Tank No. 1 Project.
- 1.2. The damage, as per Ms. Fuselier, included rutting of her property caused by construction vehicles and accumulation of blasting sand on her roof caused by sand blasting operations on the elevated water storage tank.
- 1.3. As a result of Ms. Fuselier claim, the Board authorized Lancon Engineers, Inc. (LEI) to visit the site and meet with Ms. Fuselier to visually investigate the damage caused by the rutting and to get an estimate to repair said ruts and any other visible damage on Ms. Fuselier property caused by the construction vehicles. Any damage caused by the sand blasting operations was not part of the investigation.
- 1.4. On December 13, 2022, representatives from LEI (Lee Lancon and Ken Wells), Becky's Catering, LLC (Becky Fuselier), Water Works District No. 9 (Jay Picard), and R. Cloud Construction (Greg Cloud) met on site to review and discuss the damage caused by the construction vehicles.

**2. SITE INVESTIGATION**

- 2.1. Construction vehicle ruts were observed to be in the area west of the entrance drive into the EWST #1 site as depicted on the attached Exhibit 1 Site Map and in the attached Exhibit 2 Photographs.
- 2.2. The two (2) darkened areas labeled as "Area that holds water from rain events" on the attached Exhibit 1 Site Map were observed to be inundated by water as seen in the Exhibit 2 Photographs.
- 2.3. Ms. Fuselier advised that the rutted area identified in the Exhibit 1 Site Map had been previously covered in aggregate but that over time it had been grassed over. For this reason, she wanted the entire area to be resurfaced with stone aggregate. Jay probed in the area with a sharp shooter shovel to depth of about 16-inches in three (3) different locations and never hit any aggregate material, only topsoil and silty clay. I advised Ms. Fuselier that there was no evidence of stone surfacing in the area and that is why the area rutted. I told her that it would not be reasonable to repair the ruts in the area by resurfacing the entire area with stone. She disagreed and said that since the workers drove construction vehicles onto her property and damaged it, they

bought a parking lot. I advised that resurfacing the area with aggregate stone would be a significant betterment to her property and would not be fair to the contractor and that I would not recommend this type of repair to the Water Board. I did advise her that I would recommend repairing the ruts using sand or top soil. In addition, the swale ditch along the west side of the entrance drive to the EWST #1 site should be shaped and graded to drain to the existing Lion Road ditch. The action would improve the surface drainage on Ms. Fuselier's property.

- 2.4. Ms. Fuselier also mentioned the standing or ponding water in her aggregate parking lot. Refer to Exhibit 1 Site Map and Exhibit 2 Photographs. She advised that this condition was caused by the construction vehicles. As per the Site Map, the aerial photograph background indicates existing ponding occurring in the dark areas. This photograph was taken in January-February 2022 and therefore the ponding was occurring at that time well before the construction vehicles tracked across her property. In addition, two (2) photographs taken on September 29, 2020 (page 8 of Exhibit 2) show ponding in the same area which pre-dates the construction vehicular damage.

### **3. RECOMMENDATION**

- 3.1. The existing swale ditch along the west side of the entrance drive to EWST #1 should be repaired, shaped, and graded along its entire length to drain south to the existing road ditch along Lions Road. The high spot in the swale ditch located on Ms. Fuselier's property should be removed so that the swale ditch maintains a good constant slope from north to south.
- 3.2. The ruts located on Ms. Fuselier's property should be filled with sand or top soil and the area graded smooth to remove all scars from the ruts. Bare soil areas shall be hand seeded and fertilized.
- 3.3. The two (2) ponding areas located in the aggregate parking lot are old existing low areas and were not created by the construction vehicles tracking across the property. Accordingly, the repair of these areas is not the responsibility of the contractor, Stevens TPC, Inc.

### **4. COST ESTIMATES**

- 4.1. A cost proposal for the repair work was obtained from R. Cloud Construction Company, Inc. A copy of the proposal is attached hereto as Exhibit 3.
- 4.2. The cost proposal was itemized at the request of LEI to better target the participation responsibilities of Stevens and the Water District.
- 4.3. Repair of the swale ditch along the west side of the entrance drive from the water tower to about 20' south of the gate is the responsibility of Stevens. It is my opinion that the work should be performed by R. Cloud Construction in lieu of Stevens because it involves putting the swale ditch to a good positive grade which is beyond Stevens expertise. The cost of this work is \$2,075.
- 4.4. Repair, shape and grade the swale ditch from the gate to Lions Road would be a shared responsibility between Stevens and the Water District. Stevens should be responsible

for the section where the rutting occurred, and the Water District should be responsible for the remainder to remove the high section and provide a good positive slope from north to south all the way to Lions Road. Again, It is my opinion that the work should be performed by R. Cloud Construction in lieu of Stevens because it involves putting the swale ditch to a good positive grade which is beyond Stevens expertise. The cost of this work is \$2,070, \$500 borne by Stevens and \$1,570 borne by the Water District.

- 4.5. The ruts located on Ms. Fuselier's property west of the entrance drive in the area noted on the Exhibit 1 Site Plan shall be filled with sand or top soil and the area graded smooth to remove all scars from the ruts. Bare soil areas shall be hand seeded and fertilized. The work is the responsibility of Stevens. The cost of this work is \$2,800.
- 4.6. The cost to spread 1 load of 610 limestone aggregate to fill the two (2) low areas in the existing aggregate parking lot is \$2,600. It is the opinion of LEI that this work and cost is not the responsibility of either Stevens or the Water District. It has been provided for informational purposes only.

## 5. EXHIBITS

- 5.1. Exhibit 1 Site Map. Exhibit 1 is a map of the site that encompasses the relevant portions of Becky's Catering, LLC property and surrounding properties. The map was developed using the Calcasieu Parish Police Jury's GIS Mapping System found on their website. The aerial photography is from January to February of 2022.
- 5.2. Exhibit 2 Photographs. The photographs contained in Exhibit 2 were taken by LEI employees during site visits conducted in December 2022; except, the photographs on page 8 were obtained off Facebook.
- 5.3. Exhibit 3 Cost Proposal. Exhibit 3 is a cost proposal for the repair work and was prepared by R. Cloud Construction Company, Inc. at the request of Lee Lancon, Jr.



Prepared by Lancon Engineers, Inc.

*Harry L. Lancon, Jr.*

Lancon Engineers, Inc.  
Harry L. Lancon, Jr., P.E.





# BECKY'S CATERING, LLC

# EXHIBIT 1 SITE MAP



This map does not represent a legal survey or document. \*See Disclaimer



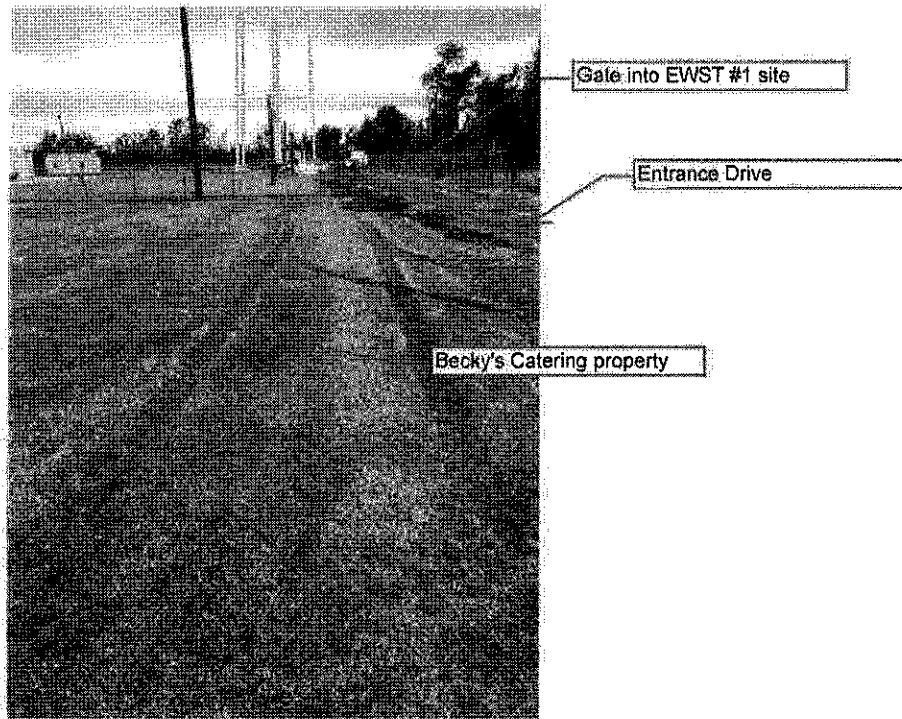
01-03-2023



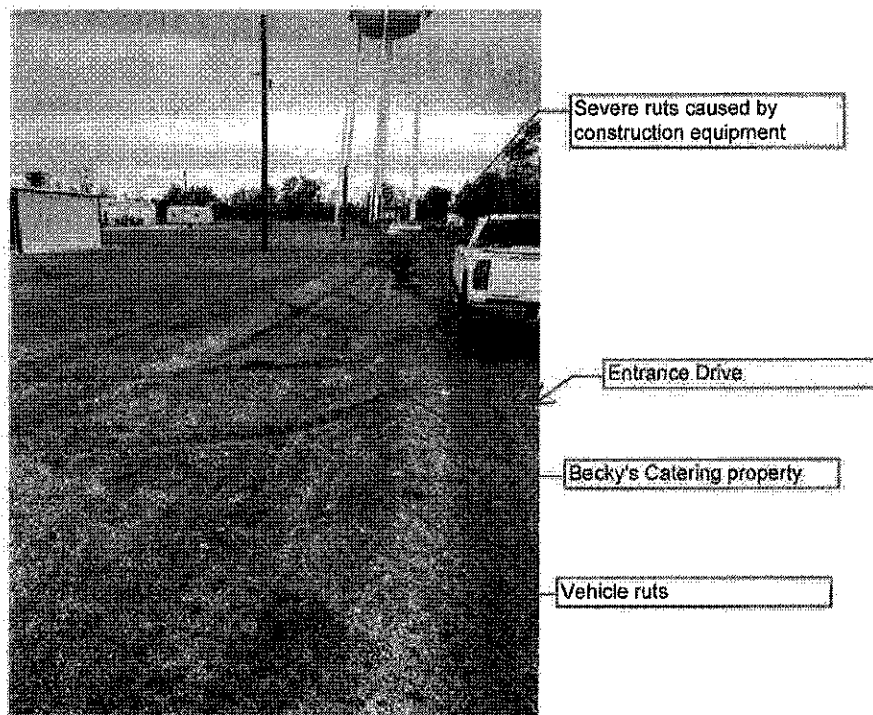
1

Scalebar accurate at map center

PROJECT NAME: Water Storage Tanks Rehabilitation Project  
PROJECT NUMBER: 19-007  
DOCUMENT DESCRIPTION: Property Damage at Becky's Catering & EWST #1 Site  
DOCUMENT DATE: 01/05/2023

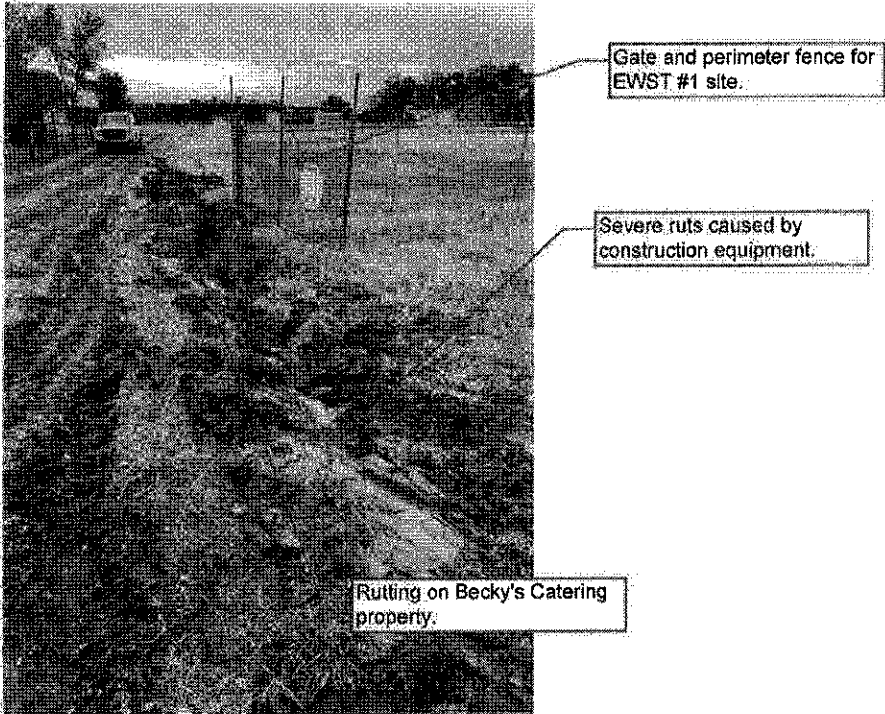


PHOTOGRAPH DESCRIPTION: West side of entrance drive to EWST #1. Note vehicle ruts in foreground and along drive in background. Gate and fencing marks WWD#9 property.

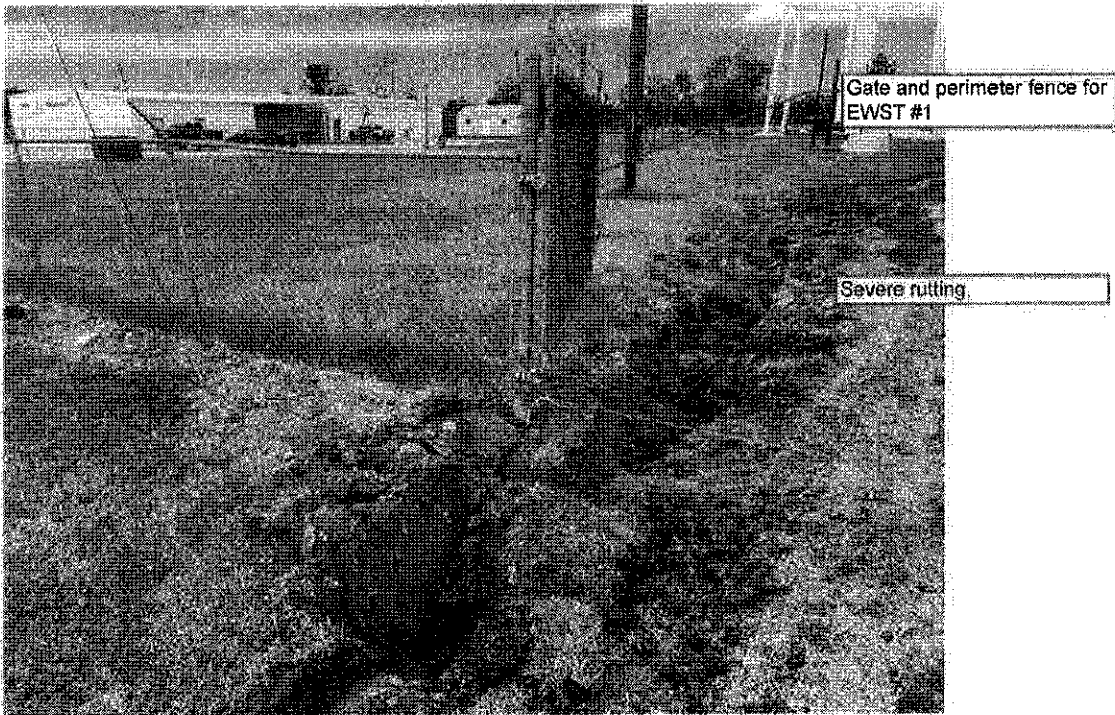


PHOTOGRAPH DESCRIPTION: West side of entrance drive to EWST#1 site looking north.

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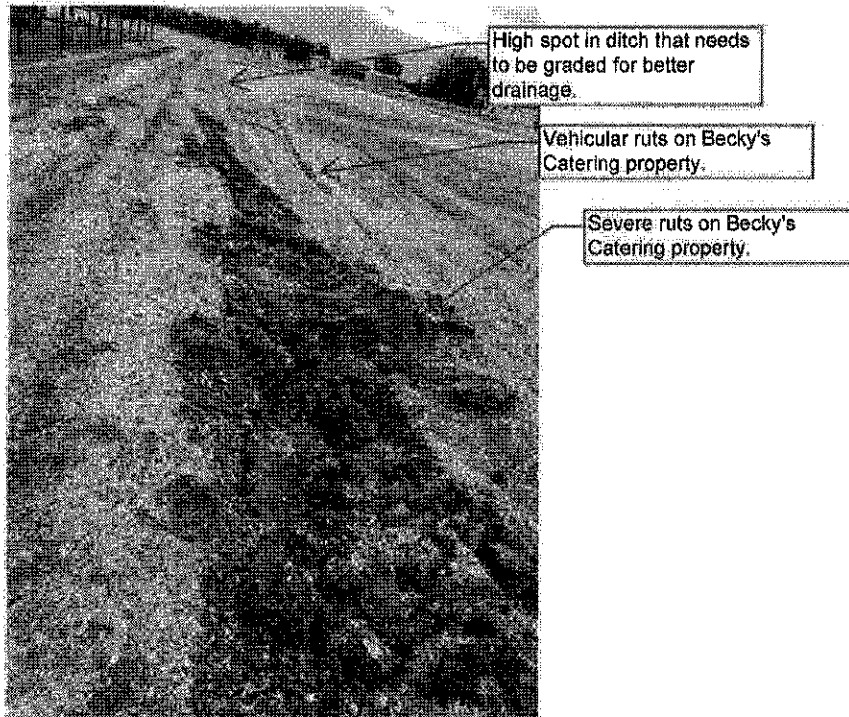
PHOTOGRAPH DESCRIPTION: West side of Entrance Drive to EWST #1, looking south.



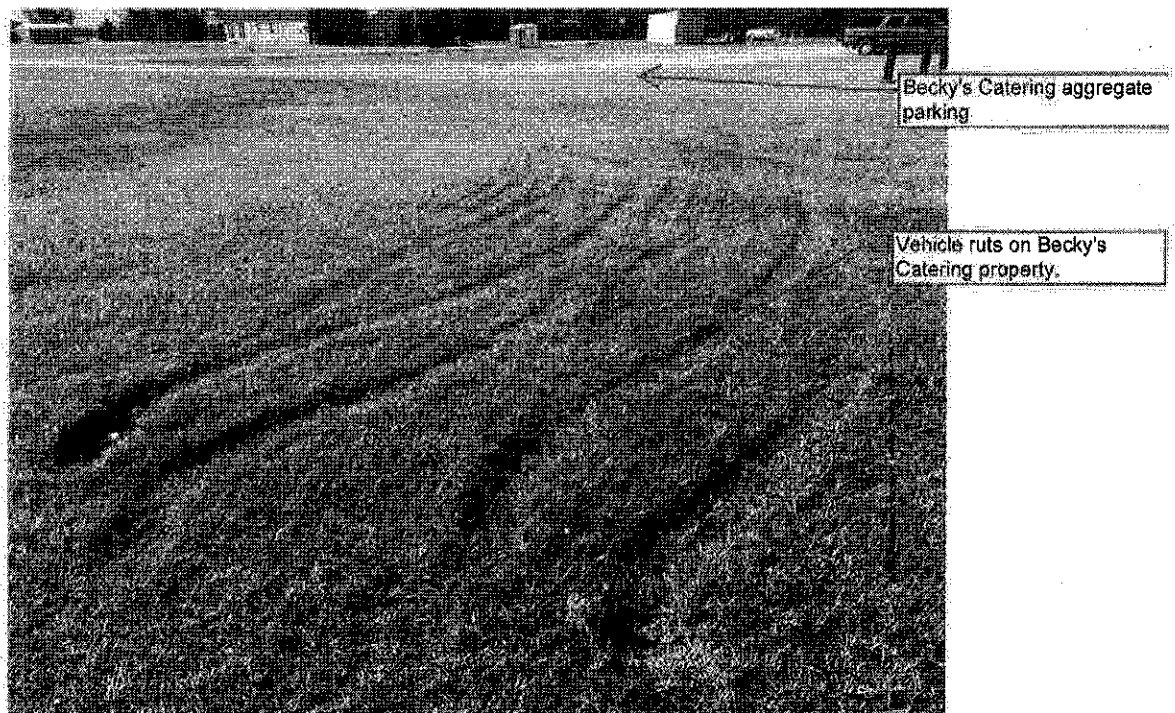
PHOTOGRAPH DESCRIPTION: West side of entrance drive to EWST #1, looking northwest.



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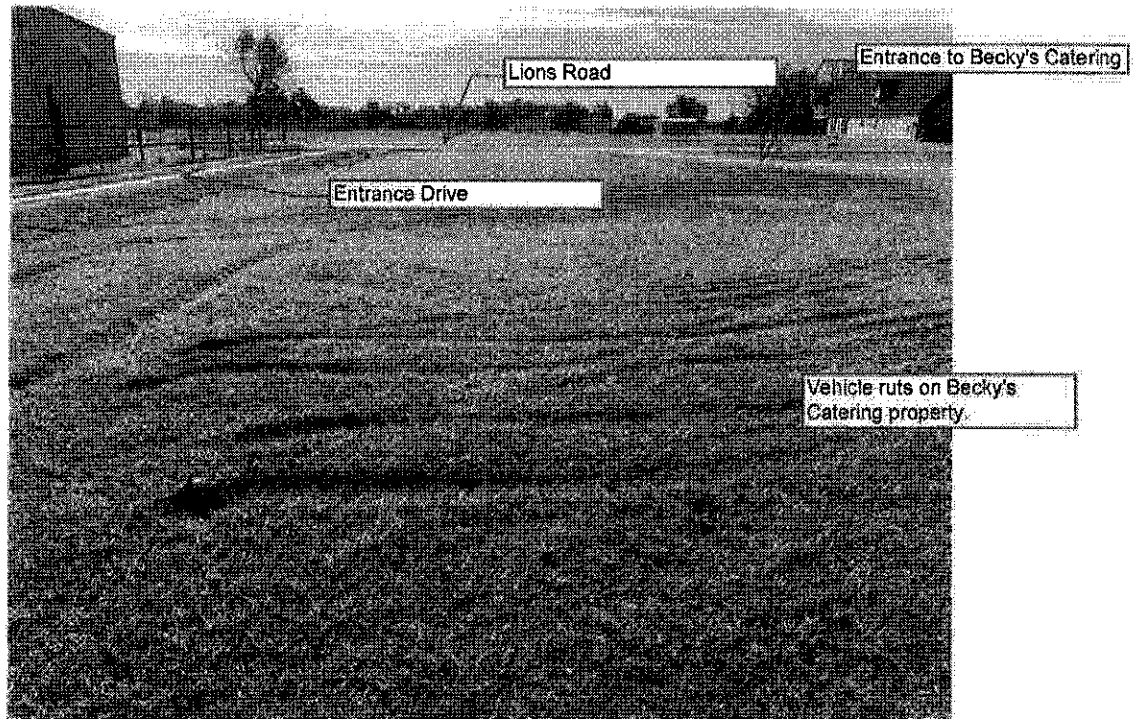
PHOTOGRAPH DESCRIPTION: West side of entrance drive to EWST #1 site , looking south.



PHOTOGRAPH DESCRIPTION: Becky's Catering property west of entrance drive to EWST #1, looking southwest.

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EXHIBIT 2

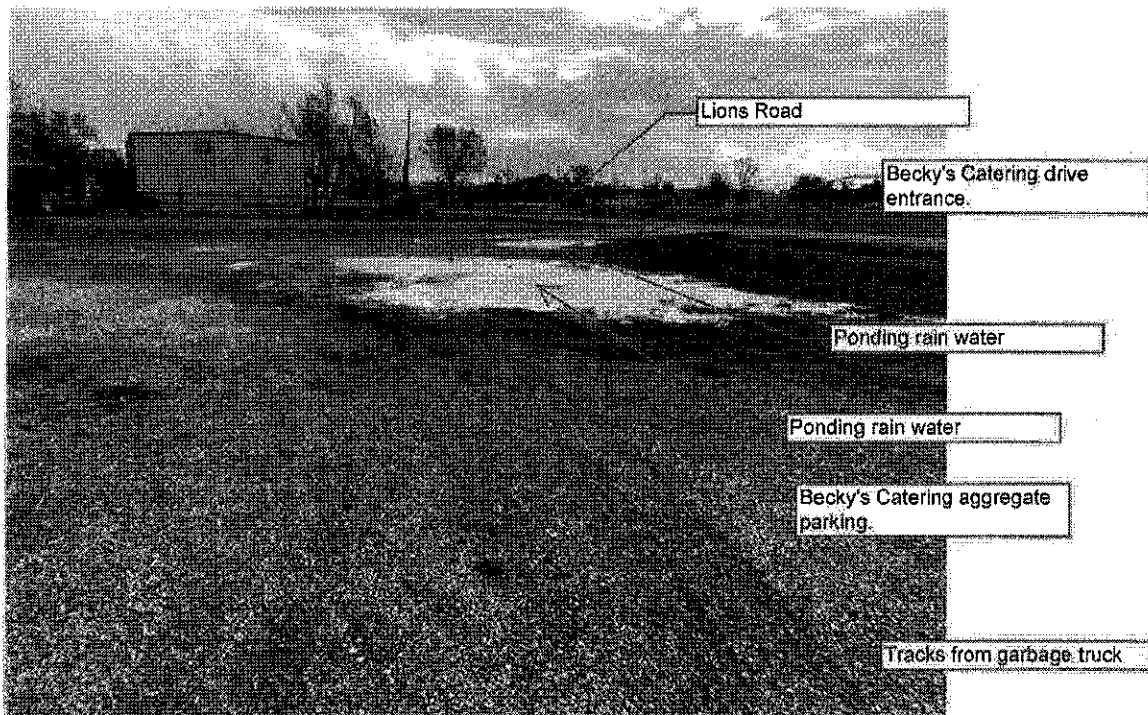


PHOTOGRAPH DESCRIPTION: Becky's Catering property west of entrance drive into EWST #1 site, looking south.

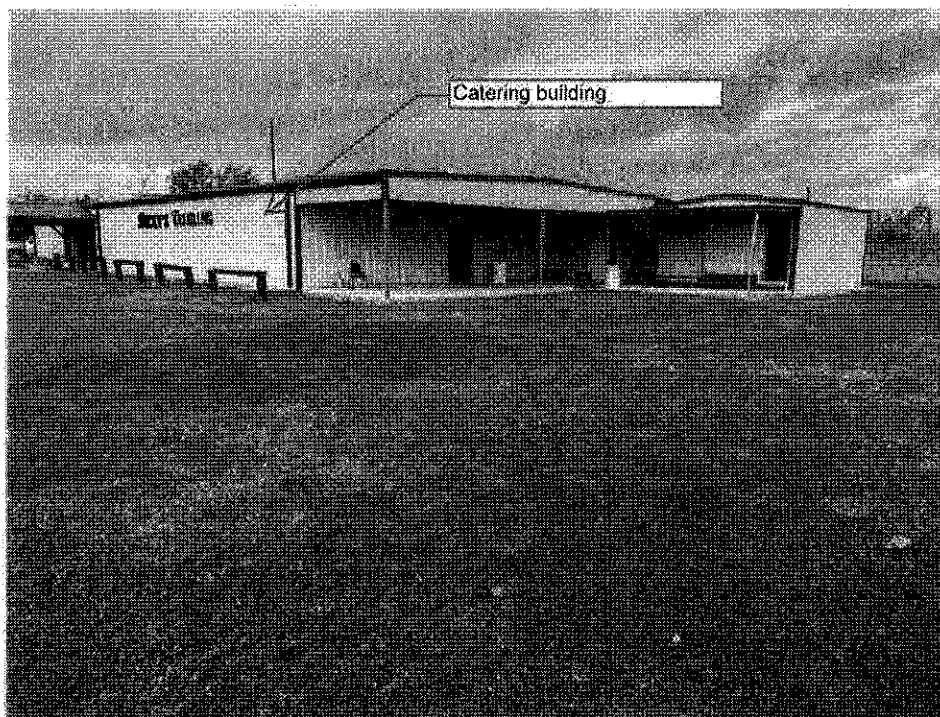


PHOTOGRAPH DESCRIPTION: Same as above with a slightly different view, looking southwest.

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PHOTOGRAPH DESCRIPTION: Standing in front of Becky's Catering building, looking Easterly.



PHOTOGRAPH DESCRIPTION: Becky's Catering property east of their building and west of entrance drive to EWST #1. Looking northwest.



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PHOTOGRAPH DESCRIPTION: Becky's Catering property west of entrance drive to EWST #1 site.



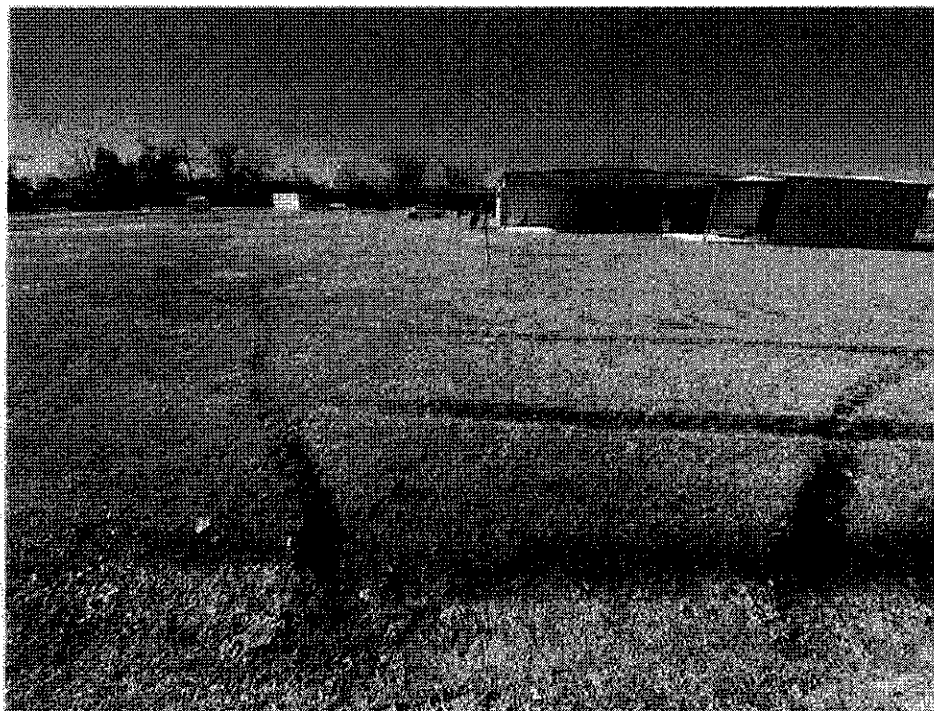
PHOTOGRAPH DESCRIPTION: Ruts in Becky's Catering property west of entrance drive to EWST #1 site. Standing west of entrance drive looking west. Shovel marking the north edge of old aggregate stone surfacing.

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EXHIBIT 2



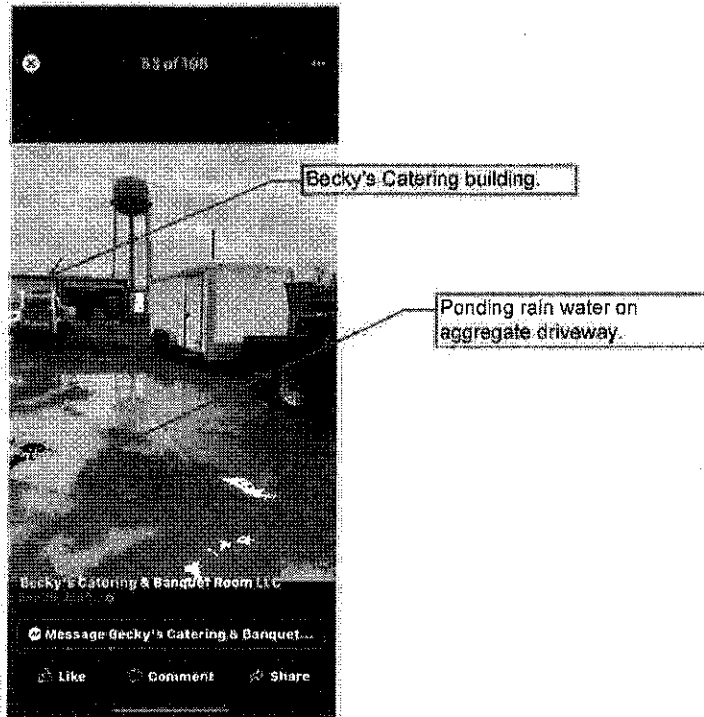
PHOTOGRAPH DESCRIPTION: Ruts in Becky's Catering property west of entrance drive to EWST #1 site. Standing west of entrance drive looking west in line with the front of building.



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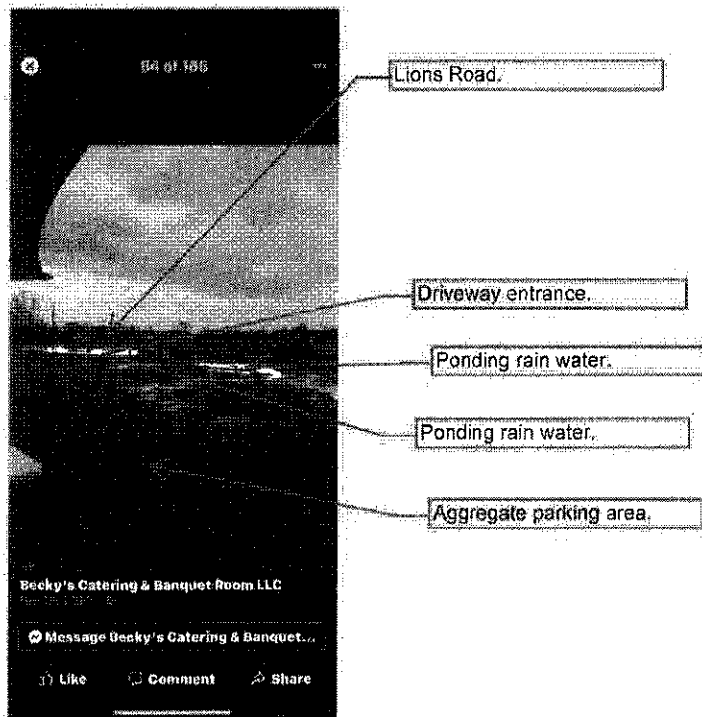
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Becky's Catering building.

Ponding rain water on aggregate driveway.

PHOTOGRAPH DESCRIPTION: Becky's Catering driveway entrance on September 29, 2020, looking north.



Lions Road.

Driveway entrance.

Ponding rain water.

Ponding rain water.

Aggregate parking area.

PHOTOGRAPH DESCRIPTION: Becky's Catering parking lot on September 29, 2020. In front of building looking southeast.

# PROPOSAL

## R. CLOUD CONSTRUCTION CO., INC.

P. O. BOX 16320

LAKE CHARLES, LA 70616

Contact: GREG CLOUD

Phone: (337) 477-6614

Fax: (337) 477-6695

Quote To: WATERWORKS DISTRICT 9 OF  
WARD 4 CALCASIEU PARISH  
Attn: JAY PICARD

Job Name: LIONS RD WATER TOWER  
SITE REPAIRS

Attn:Phone:Fax:E-mail:

WATER9W4JP@CAMTEL.NET

Date:

12/15/2022

Date of Plans:

N/A

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	SPREAD LIMESTONE IN FRONT PARKING AREA	1.00	LS	2,600.00	2,600.00
2	DRESS UP RUTS IN GRASS AREA & FILL WITH SAND	1.00	LS	2,800.00	2,800.00
3	CLEAN OUT DITCH FROM ROAD TO GATE	225.00	LF	9.20	2,070.00
4	CLEAN OUT DITCH FROM GATE TO TOWER	250.00	LF	8.30	2,075.00
<b>GRAND TOTAL</b>					<b>\$9,545.00</b>

**NOTES:**

- ITEM #1 IS LIMITED TO 1 LOAD OF STONE BEING SPREAD OVER EXISTING HOLES IN PARKING LOT.
- TOPSOIL CAN BE SUBSTITUTED FOR SAND FOR ITEM #2 AT NO ADDITIONAL COST.
- STANDARD SEED AND FERTILIZER IS INCLUDED TO BROADCAST AFTER DRESS UP IS COMPLETE.

*Greg Cloud*

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GREG CLOUD / VICE PRESIDENT