

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1289

COUNCIL SPONSOR: BRISTER/PRESIDENT PROVIDED BY: DEPARTMENT OF ENGINEERING

A RESOLUTION ESTABLISHING WARRANTY OBLIGATIONS.

WHEREAS, the Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Warranty Obligations are maturing in the near future; and

WHEREAS, these Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council;

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in it's capacity as the governing authority, that it hereby accepts the recommendations of the Department of Finance and the Department of Engineering, and approves the following actions regarding Warranty Obligations as shown.

BE IT FURTHER RESOLVED, that failure to renew or to post an acceptable security on its due date will cause same to be called, and the Department of Finance and the Department of Engineering are hereby authorized and directed to do so.

WARRANTY

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
AUTUMN WIND SUBDIVISION, PH 1 AMOUNT: \$0.00 EXPIRES: NOT APPLICABLE WARD: 3 DISTRICT: 7	NO WARRANTY WAS REQUIRED TO BE BROUGHT INTO THE MAINTENANCE SYSTEM
BLUFF SUBDIVISION, PH 4 AMOUNT: \$15,500 EXPIRES: JANUARY 13, 2005 WARD: 8 DISTRICT: 8	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
BROOKSTONE SUBDIVISION, PH 2 AMOUNT: \$25,100 EXPIRES: JANUARY 23, 2005 WARD: 4 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
CYPRESS LAKES OF OAK HARBOR, FILING 1 AMOUNT: \$45,100 EXPIRES: JANUARY 27, 2005 WARD: 9 DISTRICT: 12	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
DOMINION SUBDIVISION, PH 1 AMOUNT: \$56,500 EXPIRES: JANUARY 5, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
EMERALD CREEK SUBDIVISION, PH 1 AMOUNT: \$21,400 EXPIRES: December 12, 2004 WARD: 10 DISTRICT: 7	RELEASE L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM

WARRANTY CONTINUED

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
GRAND CHAMPIONS OF OAK HARBOR, FILING 1 AMOUNT: \$34,400 EXPIRES: JANUARY 29, 2005 WARD: 9 DISTRICT: 12	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
LES BOIS SUBDIVISION, PH 1 AMOUNT: \$23,500 EXPIRES: JANUARY 22, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
MADISON FARMS SUBDIVISION, PH 4 AMOUNT: \$17,600 EXPIRES: October 8, 2005 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM
MARPLE LANE (Entrance to River Oaks S/D, Add #9) AMOUNT: \$4,600 EXPIRES: JANUARY 28, 2005 WARD: 8 DISTRICT: 13	CALL L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM
PENN MILL LAKES SUBDIVISION, PH 1 AMOUNT: \$63,900 EXPIRES: JANUARY 13, 2005 WARD: 3 DISTRICT: 3	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
STIRLING OF MANDEVILLE S/D AMOUNT: \$15,900 EXPIRES: JANUARY 20, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
TALLOW CREEK S/D, PH 1B AMOUNT: \$14,200 EXPIRES: JANUARY 9, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
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0-1289

Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Autumn Wind Subdivision, Phase 1
WARRANTY OBLIGATION (\$0.00)

Honorable Council Members:

The above captioned subdivision received Final Approval on December 11, 2001. In accordance with the "Settlement and Compromise Agreement" dated April 20, 2001, no warranty obligation was required nor established.

However, the subdivision was not taken into the Selective Maintenance System at the time awaiting normal warranty review.

The engineering office has now made an inspection of the site; the road, roadside drainage and outfall drainage are satisfactory.

Therefore, it is recommended that this subdivision be accepted into the Parish Selective Maintenance System.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Mr. Bill Oiler
Hon. Joseph Impastato
Mr. Ron Keller
Mr. Greg Gorden
Mr. David deGeneres
Mr. Earl J. Magner, P.E.
Ms. Leslie Long
Cooper Engineering, Inc
Hallmark Homes



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Bluffs Subdivision, Phase 4
WARRANTY OBLIGATION (\$15,500)

Honorable Council Members:

The Warranty Obligation in the amount of \$15,500 expires January 13, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

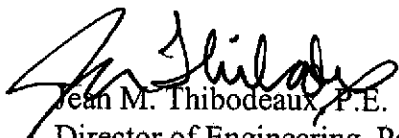
The developer was notified on September 21, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. The roadway needs to be broomed for a meaningful inspection to be made;
2. Cul de sac islands need final dressing and sodding;
3. Silt abatement measures are not being employed by the house builders; lot fill is entering the street and eventually the catch basin/ subsurface drainage system. Silt must be removed and certification provided to this office by your engineer;
4. Temporary aggregate turn around is needed at Highland Bluff Drive unless the new phase is under construction.

Sincerely,


Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Chris Canulette
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
J.V. Burkes & Associates
Cross Gates, Inc



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Brookstone Subdivision, Phase 2
WARRANTY OBLIGATION (\$25,100)

Honorable Council Members:

The Warranty Obligation in the amount of \$25,100 expires January 23, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

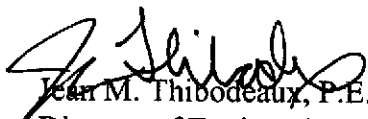
The developer was notified on September 30, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. The roadway need to be broomed for a meaningful inspection to be made;
2. Shoulders in front of houses must be sodded and swale ditches dressed to have positive flow;
3. The outfall culverts for S.D.S.A. #31 and #32 are holding water; the downstream ditches need to be cleaned out so that the detention ponds will drain to the elevation of the invert of the outfall culverts;
4. The subsurface drainage flush grates are eroding at the entrances, the grates need to be restored;
5. Some blue reflectors need to be replaced;
6. The discharge end of the 24" RPVCCP does not have the slope pavement constructed and erosion is active; additional downstream rip rap is required to stop this erosion;
7. Erosion is active on each side of the main culvert crossing (Bridge); erosion must be checked;
8. The silt within the 3 - 88"x54" culverts need to be removed;
9. Inspect and verify that the slope pavement is constructed at the end of 30" RPVCCP between lots 50/51.

Sincerely,


Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Kelly McHugh & Associates
B.I.L. LLC



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Cypress Lakes of Oak Harbor, Filing 1
WARRANTY OBLIGATION (\$45,100)

Honorable Council Members:

The Warranty Obligation in the amount of \$45,100 expires January 27, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

The developer was notified on September 27, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadways need to be broomed for a meaningful inspection to be made;
2. Silt abatement measures are not being employed. Lot fill material is entering streets, catch basins and subsurface drainage. The developer's engineer must certify that all material has been removed from subsurface drainage system;
3. Blue reflectors need to be restored.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Jerry Binder
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Wink, Inc
Azalea Lakes Partnership



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Dominion Subdivision, Phase 1
WARRANTY OBLIGATION (\$56,500)**

Honorable Council Members:

The Warranty Obligation in the amount of \$56,500 expires January 5, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

The developer was notified on September 10, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadways need to be broomed for a meaningful inspection to be made;
2. Shoulders need final dressing and sodding;
3. Roadside ditches are silted up in many locations and need to be cleaned out to provide positive flow;
4. Main entrance culverts are holding water and need to be cleaned out to provide positive flow;
5. Cross culverts and driveway culverts are silted up and need to be cleaned out to provide positive flow;
6. Silt abatement measures are not being used at house construction causing silt to accumulate in roadside ditch. Silt screens are needed to prevent this condition.

Sincerely,

Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Kelly McHugh & Associates
Fairway Development Group



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Emerald Creek Subdivision, Phase 1
WARRANTY OBLIGATION (\$21,400)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$21,400 expires December 12, 2004.

This office has inspected the site.

All punch list items have been satisfactorily resolved with the developer and the home builder.

Therefore, it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish will maintain all roads, roadside ditches, outfall ditch and conservancy areas.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jean M. Thibodeaux".

Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Joseph Impastato
Ms. Leslie Long
Mr. Ron Keller
Mr. Greg Gorden
Mr. David deGeneres
Mr. Earl J. Magner, P.E.
EC3, LLC
Cooper Engineering, Inc
Sunrise Homes



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Grand Champions of Oak Harbor, Filing 1
WARRANTY OBLIGATION (\$34,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$34,400 expires January 29, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.


The developer was notified on September 27, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadways need to be broomed for a meaningful inspection to be made;
2. Silt abatement measures are not being employed. Lot fill material is entering streets, catch basins and subsurface drainage. The developer's engineer must certify that all material has been removed from subsurface drainage system;
3. Blue reflectors need to be restored.

Sincerely,


Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Jerry Binder
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Wink, Inc
CJS Real Estate, LLC



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Les Bois Subdivision, Phase 1
WARRANTY OBLIGATION (\$23,500)

Honorable Council Members:

The Warranty Obligation in the amount of \$23,500 expires January 22, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

The developer was notified on September 29, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Roadside ditches are silted up and holding water. Ditches must be regraded to provide positive flow;
2. Cross culverts are silted up and need to be cleaned out;
3. Replace blue reflectors as required;
4. Roadway shoulders where houses will not be constructed need to be sodded;
5. Gazebo and Hiking/Bicycle Path have not been constructed and are part of this phase; a time table for completion of these amenities is needed along with the status of the GREENSPACE MAINTENANCE.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Cooper Engineering, Inc
Woodlands Group, LLC



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Madison Farms Subdivision, Phase 4
WARRANTY OBLIGATION (\$17,600)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$17,600 expires October 8, 2005.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadside ditches have positive flow;
2. Outfall ditches are functioning;
3. Cul du sac has been sodded;
4. All shoulders have been properly sodded.

Therefore, it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish will maintain the roads, roadside ditches, and outfall ditches.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. David deGeneres
Mr. Earl Magner
Madison Farms Developer, Inc
Cooper Engineering, Inc



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Marple Lane (Entrance Roadway to River Oaks S/D, Addition #9)
WARRANTY OBLIGATION (\$4,600)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$4,600 expires January 28, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

The developer was notified on September 27, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation must be CALLED.

The developer was notified of the following:

"We are aware that some repairs had been previously accomplished. However, several locations of this roadway have either failed or the asphalt surface is "alligatoring". It will be necessary that this roadway and shoulders be repaired satisfactorily before the warranty can be released."

The road and drainage are to be maintained by the Parish.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Joe "Coach" Thomas
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. David deGeneres
Mr. Earl Magner
Pearl Development Corp.
J.V. Burkes & Associates



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Penn Mill Lakes Subdivision, Phase 1
WARRANTY OBLIGATION (\$63,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$63,900 expires January 13, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

The developer was notified on September 10, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. The roadway needs to be broomed for a meaningful inspection to be made;
2. The road shoulders need final dressing and sodding especially along the main entrance where no houses will be constructed;
3. Silt has accumulated in many ditches causing blockage and standing water. Cross culverts and driveway culverts are silted up and need to be cleaned out to provide positive flow;
4. Silt screens are not being used during fill process at house construction and causing silt to accumulate in roadside ditches; silt abatement measures are required;
5. Some street name signs need replacement;
6. Some traffic signs need replacement;
7. Blue reflectors need replacement;
8. Foot bridges, walking paths, overlooks and park amenities have not been constructed; provide this office with a response to our letter dated July 23, 2004 regarding this subject.

Sincerely,

Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. James "Red" Thompson
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Cooper Engineering
Sunrise Construction & Development Corp



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Stirling Mandeville Subdivision
WARRANTY OBLIGATION (\$15,900)

Honorable Council Members:

The Warranty Obligation in the amount of \$15,900 expires January 20, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

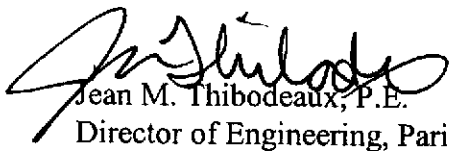
The developer was notified on September 29, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Blue reflectors need replacement where applicable;
2. The temporary turn around needs to be dressed and all construction equipment removed from site;
3. There are concerns regarding the success of BMPs implemented for sedimentation control. Water quality impacts are still occurring in the Tchefuncta River as a result of this project. BMPs poorly maintained provide no erosion control function. The erosion control must be finalized and functioning before the Warranty Obligation can be release.

Sincerely,



Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
Duplantis Engineering, Inc
Stirling Mandeville (Attn: Mr. Jim Rehkopf)



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Kevin Davis
Parish President

November 19, 2004

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

**Re: Tallow Creek Subdivision, Phase 1B
WARRANTY OBLIGATION (\$14,200)**

Honorable Council Members:

The Warranty Obligation in the amount of \$14,200 expires January 9, 2005 and is scheduled for review by the Parish Council at the December 2, 2004 meeting.

The developer was notified on September 8, 2004 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

The following punch list items remain:

1. Several sections of the roll over curb needs to be replaced (NOT PATCHED);
2. Subsurface drainage needs to be inspected for possible silt removal requirement;
3. Check for need to replace any blue reflectors;
4. Advise status of construction of detention ponds;
5. Roadways need to be broomed for a meaningful inspection to be made;
6. Side walk with curb ramps for the handicapped need to be constructed in accordance with sheet 21 of 22 of the approved preliminary plans;
7. Silt abatement measures are not being employed by home builder causing silt to accumulate in streets then into subsurface drainage.

Sincerely,

Jean M. Thibodeaux, P.E.
Director of Engineering, Parish Engineer

JMT/mp

- xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner
Ms. Sabrina Schenk
J.V. Burkes & Associates
Lonesome Development, LLC