

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1385

COUNCIL SPONSOR: Hon. Steve Stefancik/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 its 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>
ENTER PARISH ROW (RESOLUTION NO. 03-101) COURS CARSON & JOANS STREETS TOWN OF MANDEVILLE (UNINCORPORATED) AMOUNT: \$21,000 EXPIRES: MAY 10, 2005 WARD: 4 DISTRICT: 7	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
RUELLE DU CHENE S/D, PHASE 1 AMOUNT: \$46,200 EXPIRES: MAY 6, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
RUELLE DU CHENE S/D, PHASE 2 AMOUNT: \$16,300 EXPIRES: MAY 6, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
THE WOODLANDS S/D, PHASE 9 AMOUNT: \$43,500 EXPIRES: MAY 10, 2005 WARD: 4 DISTRICT: 10	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
TALLOW CREEK S/D, PHASE 1D AMOUNT: \$8,100 EXPIRES: MAY 11, 2005 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM
SOUTHDOWN S/D, PHASE 2 AMOUNT: \$30,900 EXPIRES: MAY 17, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED

WARRANTY CONTINUED

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
ARBOR WALK S/D, PHASE 3 AMOUNT: \$20,400 EXPIRES: May 27, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY ACCOMPLISHED
ALLISON PARK S/D, PHASE 2 AMOUNT: \$14,400 EXPIRES: MAY 4, 2005 WARD: 8 DISTRICT: 6	RELEASE L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM
KINGSPPOINT S/D, PHASE 8Q-7 AMOUNT: \$25,300 EXPIRES: MARCH 5, 2006 WARD: 8 DISTRICT: 13	RELEASE L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM
FAIRFIELD OAKS S/D, PHASE 3 AMOUNT: \$8,400 EXPIRES: MAY 25, 2005 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK SATISFACTORILY MAINTENANCE SYSTEM
FAIRFIELD OAKS S/D, PHASE 2 AMOUNT: \$16,300 EXPIRES: APRIL 17, 2005 WARD: 1 DISTRICT: 1	CALL L.O.C. TO BE BROUGHT INTO THE MAINTENANCE SYSTEM

C-1385



**ST. TAMMANY PARISH**  
DEPARTMENT OF ENGINEERING  
P. O. Box 628  
COVINGTON, LA 70434  
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FAX: (985) 898-5205  
e-mail: eng@stpgov.org

*Kevin Davis*  
*Parish President*

March 24, 2005

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

**Re: Enter Parish R.O.W. (Resolution No. 03-101)  
Cours Carson & Joans Streets - Town of Mandeville (Unincorporated)  
Warranty Obligation (\$21,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$21,000 expires May 10, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on January 21, 2005 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. Roadway panel at 2408 Cours Carson needs to be replaced;
2. All roadside ditches are holding water and need to be graded to have positive flow in accordance with as-built paving and drainage plan dated 03-03-04 (Revised);
3. Outfall ditch needs to be cleaned out to provide positive flow to Sault Street;
4. Unused culverts that are stored in the roadside ditch between lots 1-B and 17-B need to be removed from the site;
5. Blue reflectors need replacement.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean M. Thibodeaux".

Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/mp

xc: Hon. Joseph Impastato  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner  
Sim Land Development Co, Inc  
Kelly McHugh & Associates

C-1385



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*Kevin Davis*  
*Parish President*

March 24, 2005

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

**Re: Ruelle du Chene Subdivision, Phase 1  
Warranty Obligation (\$46,200)**

Honorable Council Members:

The Warranty Obligation in the amount of \$46,200 expires May 6, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on January 21, 2005 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 holding water in some locations and need to be regraded to provide positive flow; the rutting in front of the GREEN SPACE is not considered a warranty item since it is a result of maintenance activities;
2. The GREEN SPACE at the location of the construction entrance must be developed into an acceptable Green Space. You are directed to contact Mr. Ron Keller in the Planning Department for particulars.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean M. Thibodeaux".

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  
Ruelle du Chene Developers, LLC  
Cooper Engineering, Inc

C-1385



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*Kevin Davis*  
*Parish President*

March 24, 2005

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

**Re: Ruelle du Chene Subdivision, Phase 2  
Warranty Obligation (\$16,300)**

Honorable Council Members:

The Warranty Obligation in the amount of \$16,300 expires May 6, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on January 21, 2005 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 holding water and need to be regraded to provide flow;
2. Street name sign is needed at Mossy Oak Circle;
3. Your engineer needs to confirm that the plastic outfall culvert at 519 Mossy Oak Circle has been satisfactorily repaired.

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. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner  
Ruelle du Chene Developers, LLC  
Cooper Engineering, Inc

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*Parish President*

March 24, 2005

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

**Re: The Woodlands Subdivision, Phase 9  
Warranty Obligation (\$43,500)**

Honorable Council Members:

The Warranty Obligation in the amount of \$43,500 expires May 10, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on January 21, 2005 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. Roadway needs to be broomed for a meaningful inspection to be made;
2. All roadside ditches are holding water and need to be graded to have a positive flow;
3. Cross culverts are not functioning and are full of water; they need to be cleaned out to function properly;
4. Need permanent street name signs;
5. Need permanent traffic signs;
6. Blue reflectors need replacement.

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. Henry Billiot  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner  
Sim Land Development Co, Inc  
Kelly McHugh & Associates

C-1385



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*Parish President*

March 24, 2005

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

**Re: Tallow Creek Subdivision, Phase 1D  
Warranty Obligation (\$8,100)**

Honorable Council Members:

The Warranty Obligation in the amount of \$8,100 expires May 11, 2005 and is scheduled for review at the April 7, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore it is recommended that the Warranty Obligation be released upon expiration.

This is a public access subdivision and the Parish will maintain the roadways and subsurface drainage.

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. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner  
Mr. David deGeneres  
Lonesome Development, LLC  
J.V. Burkes & Associates



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*Kevin Davis*  
 Parish President

March 24, 2005

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

**Re: Southdown Subdivision, Phase 2  
 Warranty Obligation (\$30,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$30,900 expires May 17, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on February 1, 2005 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 was notified that the developer wishes to extend the warranty. 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 cleaned so that a meaningful inspection can be made;
2. Roadside swales are not functioning in many locations causing water to stand in swales and roadway. Swales need to be regraded;
3. Outfall ditches are silted up and need regrading;
4. Best Management Practices are not being maintained for silt abatement within the subdivision, the Parish Watershed Coordinator is hereby notified to contact you to review maintenance requirements in accordance with Parish code;
5. Permanent traffic and street name signage is needed;
6. Blue reflectors need replacement in some locations;
7. As-Built elevations are needed for the excavation performed in the S.D.S.A. and the outfall ditches after they have been cleaned out.

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  
 Southdown, LLC  
 Kelly McHugh & Associates



C-1385



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*Kevin Davis*  
*Parish President*

March 24, 2005

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

**Re: Arbor Walk, Phase 3  
Warranty Obligation (\$20,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$20,400 expires May 27, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on February 1, 2005 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. Roadway needs to be cleaned for a meaningful inspection to be made;
2. Retention pond needs to be cleaned off fallen tree on levee and pond bottom;
3. Cul de sac island needs to be graded and sodded.

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  
Lonesome Development, LLC  
Richard C. Lambert Consultants, LLC

C-1385



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*Parish President*

March 24, 2005

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**Re: Allison Park Subdivision, Phase 2  
Warranty Obligation (\$14,400)**

Honorable Council Members:

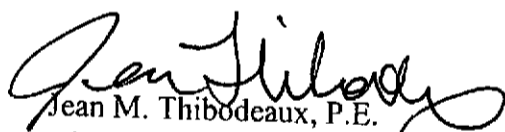
The Warranty Obligation in the amount of \$14,400 expires May 4, 2005 and is scheduled for review at the April 7, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore it is recommended that the Warranty Obligation be released upon expiration.

This is a public access subdivision and the Parish will maintain the roadways and roadside drainage. The storm water detention area is to be maintained by the Homeowners in accordance with the recorded plat.

Sincerely,

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

JMT/mp

xc: Hon. Gary Singletary  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. David deGeneres  
Mr. Earl Magner  
Kelly McHugh & Associates  
Southeast Investments

C-1385



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*Parish President*

March 24, 2005

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

**Re: Kingspoint Subdivision, Phase 8Q-7  
Warranty Obligation (\$25,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$25,300 expires March 5, 2006.

This office has inspected the site. The following work has been satisfactorily completed:

1. Street name signs have been replaced;
2. Traffic signs have been replaced;
3. Blue reflectors have been replaced;
4. Roadways have been broomed and are satisfactory.

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

This is a public access subdivision and the Parish will maintain the roadways and subsurface drainage.

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
  - Kingspoint Development, Inc.
  - J.V. Burkes & Associates

C-1385



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*Kevin Davis*  
*Parish President*

March 24, 2005

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

**Re: Fairfield Oaks Subdivision, Phase 2  
Warranty Obligation (\$16,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$16,300 expires April 17, 2005. This Warranty Obligation was extended at the March 8, 2005 meeting inadvertently since it can not be extended beyond the second year.

The punch list items in phase 2 namely the positive flow in the roadside ditches are not functioning.

Therefore, the Warranty Obligation in the amount of \$16,300 must be called.

This is a public access subdivision and the Parish will maintain the roadways and the roadside drainage.

Sincerely,

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

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

JMT/mp

xc: Hon. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gordon  
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*Parish President*

March 24, 2005

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P.O. Box 628  
Covington, LA 70434

**Re: Fairfield Oaks Subdivision, Phase 3  
Warranty Obligation (\$8,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$8,400 expires May 25, 2005 and is scheduled for review by the Parish Council at the April 7, 2005 meeting.

The developer was notified on January 31, 2005 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 roadside ditches need to be regraded and remove silt;
2. Cross culvert needs to be cleaned out and inlet and outlet needs to be sloped properly;
3. The as-built drawing indicates that the roadside drainage is designed to exit thru the outfall ditch which is located between lots 18/19. Currently the drainage does not flow thru the main outfall ditch causing the roadside ditches in Phase 2 and 3 to retain water.

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. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner  
Royal Homes  
Kelly McHugh & Associates