

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1437

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>
ARBOR WALK, PHASE 2 AMOUNT: \$79,800 EXPIRES: JULY 10, 2005 WARD: 1 DISTRICT: 1	CALL L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS' ASSOCIATION (PRIVATE SUBDIVISION)
ASHTON OAKS , PHASE 3 AMOUNT: \$36,400 EXPIRES: JULY 8, 2005 WARD: 8 DISTRICT : 9	CALL L.O.C. TO BE BOUGHT INTO THE PARISH MAINTENANCE SYSTEM
COVINGTON MEADOWS, PH 2 AMOUNT: \$21,900 EXPIRES: JULY 26, 2005 WARD: 3 DISTRICT: 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
COVINGTON MEADOWS, PH 3 AMOUNT: \$9,900 EXPIRES: JULY 26, 2005 WARD: 3 DISTRICT 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
PLANTATION AMOUNT: \$55,000 EXPIRES: JULY 20, 2005 WARD: 10 DISTRICT: 2	RELEASE L.O.C. MAINTENANCE TO REMAIN IN HOMEOWNERS' ASSOCIATION (PRIVATE SUBDIVISION)
TALLOW CREEK, PHASE 1-E AMOUNT: \$17,400 EXPIRES: JULY 7, 2005 WARD: 1 DISTRICT 1	EXTENDED FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
WINDEMERE SUBDIVISION, PHASE 2 AMOUNT: \$38,000 EXPIRES: JULY 16, 2005 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE PARISH MAINTENANCE SYSTEM

C-1437



**ST. TAMMANY PARISH**  
DEPARTMENT OF ENGINEERING  
P. O. Box 628  
COVINGTON, LA 70434  
PHONE: (985) 898-2552  
FAX: (985) 898-5205  
e-mail: eng@stp.pa.st-tammany.la.us

*Kevin Davis*  
*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: ARBOR WALK SUBDIVISION, PHASE 2  
WARRANTY OBLIGATION (\$79,800.)

Honorable Council Members:

The Warranty Obligation in the amount of \$79,800. Expires July 10, 2005 and is scheduled for review at the June 2, 2005 meeting.

The developer was notified on March 7, 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. If not, the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation must be called.  
The following punch list items remain:

1. Roadways need to be broomed for a meaningful inspection to be made;
2. The shoulders of some lots on side streets need to be dressed;
3. Road ditches are holding water in several locations and need to be re-graded to have positive flow;
4. The cross-culverts need to be cleaned out to function properly;
5. A "No Outlet" sign is needed at the cul-de-sac entrance;
6. Some blue reflectors need to be replaced.

C-1437

ARBOR WALK SUBDIVISION, PHASE 2  
WARRANTY OBLIGATION (\$79,800.)  
May 12, 2005

The roads and drainage remain in the ownership of the Homeowners Association and the Parish is not responsible for any maintenance.

Sincerely,



JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Marty Dean, Council Member Dist. 1  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Richard C. Lambert & Associates, LLC  
Lonesome Development, LLC

C-1437



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*Kevin Davis*

*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: ASHTON OAKS SUBDIVISION, PHASE 3  
WARRANTY OBLIGATION (\$36,400.)

Honorable Council Members:

The Warranty Obligation in the amount of \$36,400. Expires July 8, 2005 and is scheduled for review at the June 2, 2005 meeting.

The developer was notified on March 8, 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. If not, the obligation will be automatically called.

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

The following punch list items remain:

1. Thirteen (13) of the concrete "drainage ways" to flush catch basins have been constructed. However, eight (8) remain to be constructed;
2. All slopes and flat areas within the pond and the access area around the pond must have erosion protection;
3. Temporary silt fencing must be removed and those areas properly dressed and sodded;
4. One blue reflector is needed in the cul-de-sac.

The roads and drainage including the detention pond are to be maintained by the Parish.

C-1437

ASHTON OAKS SUBDIVISION, PHASE 3

WARRANTY OBLIGATION (\$36,400.)

May 20, 2005

Sincerely,



JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Barry Bagert, Council Member Dist. 9  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. David DeGeneres  
Mr. Earl J. Magner, P.E.  
J. V. Burkes & Associates  
Leon Lowe & Sons

C-1437



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*Kevin Davis*

*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: COVINGTON MEADOWS SUBDIVISION, PHASE 2  
WARRANTY OBLIGATION (\$21,900.)

Honorable Council Members:

The Warranty Obligation in the amount of \$21,900. Expires July 26, 2005 and is scheduled for review at the June 2, 2005 meeting.

The developer was notified on March 11, 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. Roadways need to be broomed for a meaningful inspection to be made;
2. Main entrance boulevard radius is cracked and needs replacement;
3. Roadway shoulders where homes are not to be constructed and along the side of lots need to have erosion protection applied;
4. Roadside ditches are silted up and need to be re-graded to provide positive flow;
5. Outfall ditches are silted up and need to be restored to design grades;
6. Cross-culverts are silted up and need to be cleaned out;
7. Damaged blue reflectors need to be replaced.

C-1437

COVINGTON MEADOWS SUBDIVISION, PHASE 2  
WARRANTY OBLIGATION (\$9,900.)  
May 12, 2005

8. Concrete "wash out" must be removed from shoulders and ditches.

Sincerely,

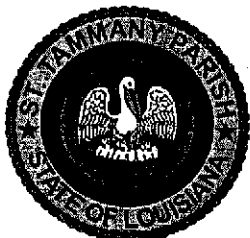


JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Marty Gould, Council Member Dist. 5  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
J. V. Burkes & Associates  
Rockhurst Interest, LLC

C-1437



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*Kevin Davis*

*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: COVINGTON MEADOWS SUBDIVISION, PHASE 3  
WARRANTY OBLIGATION (\$9,900.)

Honorable Council Members:

The Warranty Obligation in the amount of \$9,900. Expires July 26, 2005 and is scheduled for review at the June 2, 2005 meeting.

The developer was notified on March 11, 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. Roadways need to be broomed for a meaningful inspection to be made;
2. Roadway shoulders where homes are not to be constructed need to have erosion protection applied;
3. Roadside ditches are silted up and need to be restored to design grades;
4. Outfall ditches are silted up and need to be restored to design grades;
5. Replace blue reflectors as required.



C-1437

COVINGTON MEADOWS SUBDIVISION, PHASE 3  
WARRANTY OBLIGATION (\$9,900.)  
May 12, 2005

Sincerely,



JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Marty Gould, Council Member Dist. 5  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
J. V. Burkes & Associates  
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*Kevin Davis*  
*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: PLANTATION SUBDIVISION  
WARRANTY OBLIGATION (\$55,000.)

Honorable Council Members:

The Warranty Obligation in the amount of \$55,000. Expires July 20, 2005 and is scheduled for review at the June 2, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory. Therefore, it is recommended that the \$55,000. Warranty Obligation be released upon expiration.

This is a private subdivision and no roads or drainage are to be maintained by the Parish.

Sincerely,

JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Russell Fitzmorris, Parish Council Dist. 2  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Mr. Donald Pate  
Mr. Ronald Rathe, Jr.  
Cooper Engineering, Inc.

C-1437



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*Kevin Davis*

*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: TALLOW CREEK SUBDIVISION, PHASE 1-E  
WARRANTY OBLIGATION (\$17,400.)

Honorable Council Members:

The Warranty Obligation in the amount of \$17,400. Expires July 7, 2005 and is scheduled for review at the June 2, 2005 meeting.

The developer was notified on March 7, 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. Roadways need to be broomed for a meaningful inspection to be made;
2. Sub-surface drainage needs to be inspected by your engineer and certified that there is no silt in culverts and catch-basins;
3. Blue reflectors may need replacement;
4. No silt abatement measures are being employed to prevent silt from entering catch-basins.

C-1437

TALLOW CREEK SUBDIVISION, PHASE 1-E  
WARRANTY OBLIGATION (\$17,400.)  
May 12, 2005

Sincerely,



JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Marty Dean, Council Member Dist. 1  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
J. V. Burkes & Associates  
Lonesome Development, LLC

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*Kevin Davis*

*Parish President*

May 20, 2005

St. Tammany Parish Council  
Post Office Box 628  
Covington, Louisiana 70434

RE: WINDEMERE SUBDIVISION, PHASE 2  
WARRANTY OBLIGATION (\$38,000.)

Honorable Council Members:

The Warranty Obligation in the amount of \$38,000. Expires July 16, 2005 and is scheduled for review at the June 2, 2005 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory. Therefore, it is recommended that the \$38,000. Warranty Obligation be released upon expiration.

This is a public access subdivision; roads and roadside drainage are to be maintained by the Parish. Detention ponds are to be maintained by the homeowners' association.

Sincerely,

A handwritten signature in cursive script that reads "Jean Thibodeaux".

JEAN M. THIBODEAUX, P.E.  
PARISH ENGINEER/DIRECTOR OF ENGINEERING

JMT/la

xc: Hon. Marty Dean, Council Member Dist. 1  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Neher Holding, Inc.  
Cooper Engineering, Inc.