

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1676

COUNCIL SPONSOR: STEFANCIK/DAVIS 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>
OAK PLAIN S/D, PH 1 AMOUNT: \$17,100 EXPIRES: MAY 3, 2006 WARD: 8 DISTRICT: 13	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
SOUTHDOWN S/D, PH3-A AMOUNT: \$42,100 EXPIRES: MAY 5, 2006 WARD: 1 DISTRICT 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
RUELLE DU CHENE S/D PH1 AMOUNT: \$46,200 EXPIRES: MAY 6, 2006 WARD: 1 DISTRICT 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
RUELLE DU CHENE S/D PH 2 AMOUNT: \$16,300 EXPIRES: MAY 6, 2006 WARD: 1 DISTRICT 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
THE WOODLANDS S/D, PH 9 AMOUNT: \$43,500 EXPIRES: MAY 9, 2006 WARD: 4 DISTRICT: 7	EXTENDED FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
ENTER PARISH R.O.W COURS CARSON & JOANS STREETS TOWN OF MANDEVILLE S/D AMOUNT: \$21,000 EXPIRES: MAY 10, 2006 WARD: 4 DISTRICT: 7	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
THE DOMINION S/D, PHASE 2 AMOUNT: \$60,000 EXPIRES: MAY 11, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED

SOUTHDOWN S/D, PH 2
AMOUNT: \$30,900
EXPIRES: MAY 17, 2006
WARD: 1 DISTRICT: 1

EXTEND FOR ONE (1) YEAR OR
UNTIL WORK IS SATISFACTORILY
ACCOMPLISHED

TALLOW CREEK S/D, PH 1-E
AMOUNT: \$17,400
EXPIRES: JULY 7, 2006
WARD: 1 DISTRICT: 1

RELEASE L.O.C
TO BE BROUGHT INTO THE SELECTIVE
PARISH MAINTENANCE SYSTEM

FAIRFIELD OAKS S/D, PH 3
AMOUNT: \$8,400
EXPIRES: MAY 25, 2006
WARD: 1 DISTRICT: 1

EXTEND FOR ONE (1) YEAR OR
UNTIL WORK IS SATISFACTORILY
ACCOMPLISHED

ARBOR WALK S/D, PH 3
AMOUNT: \$20,400
EXPIRES: MAY 27, 2006
WARD: 1 DISTRICT: 1

RELEASE L.O.C.
TO REMAIN IN THE OWNERSHIP
OF HOMEOWNERS ASSOCIATION

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____ 2006 AT A
REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND
VOTING

ATTEST:

STEVE STEFANCIK, COUNCIL CHAIRMAN

DIANE HUESCHEN, COUNCIL CLERK



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
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0-1676

Kevin Davis
Parish President

March 24, 2006

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

**Re: Oak Plain Subdivision, Phase 1
WARRANTY OBLIGATION (\$17,100)**

Gentlemen:

The Warranty Obligation in the amount of \$17,100 expires May 3, 2006 and is scheduled for review by the Parish Council at the April 6, 2006.

The developer was notified on January 10, 2006 by the Department of Engineering of the punch list items required for his engineer to certify to this office at 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 non-existing in the subdivision. Silt is entering the subsurface drainage system. Developer's engineer must certify that all silt has been removed. By copy of this letter we are advising the Parish Watershed Coordinator of this situation;
3. The ditch on the South side of the Subdivision is silted up and full of debris. Ditch must be re-graded, remove the silt and provide a positive flow to the rear of the catch basin. The small plastic culvert at this location appears to be undersized. Developer's engineer must submit drainage calculations confirming proper size culvert needed;
4. Drainage on North side coming from the levee must be adequately passed between houses; Silt is currently built up against the rear of the houses and could possibly allow drainage to enter houses if not properly graded around the houses to the street. This condition must be addressed immediately before any houses apply for final drainage inspection. Our drainage inspectors are hereby advised by copy of this letter;
5. Revised AS-BUILT drawing (s) showing grades of South ditch and grades to be used on the north to drain levee between houses.

Sincerely,

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

JMT/ak

xc: Honorable Joe "Coach Thomas"
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long

Mr. Joe Gustafson, P.E.
J.V. Burkes & Associates
Kingspoint Development, LLC
Mr. Earl J. Magner, P.E.



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C-1676

Kevin Davis
Parish President

March 24, 2006

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

Re: Southdown Subdivision, Phase 3-A
WARRANTY OBLIGATION (\$42,100)

Gentlemen:

The Warranty Obligation is in the amount of \$42,100 expires on May 5, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 24, 2006 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, that the punch list has been completed.

This office has not yet 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. Roadside swales are not functioning in many locations causing water to stand in swales and roadways; swales need to be re-graded to provide positive flow even in areas where houses exist and water is standing;
3. Subsurface drainage needs to be inspected and certified that all silt has been removed since no silt screens are being employed by the home builders;
4. Permanent signage is needed throughout;
5. Replace blue reflectors;
6. Temporary roadway culvert at Lalanne Road needs to be cleaned out at the upstream end so that full flow can be accommodated;
7. Lalanne Road needs to be repaired at this location upon completion of the final phase of this subdivision;
8. Drainage ditches at the rear of lots need to be re-graded and cleaned out to provide positive flow.

Sincerely,

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

JMT/ak

xc: Honorable Marty Dean
Mr. Greg Gordon
Ms. Leslie Long
Mr. Ron Keller
Mr. Earl Manger, P.E.
Mr. Joe Gustafson, P.E.
Mr. Kelly J. McHugh
Southdown, LLC



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C-1676

Kevin Davis
Parish President

March 24, 2006

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 extended Warranty Obligation in the amount of \$46,200 expires May 6, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 26, 2006 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least (60) days prior to the expiration of the obligation, that the punch list items. Therefore, this obligation would normally be called. However, in accordance with the Resolution Council Series No. C-1528, passed at the September 28, 2005, Special Parish Council meeting, regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following Punch List items were submitted to the developer on January 26, 2006 and remain:

1. Some roadside ditches need to be re-graded to provide positive flow;
2. Some driveway culverts need to be retrofitted to provide positive flow.

Enclosed please find engineering profiles that show work required. As-Built revised drawings will be needed.

Sincerely,

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

JMT/ak

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Joe Gustafson, P.E.
Mr. Earl J. Magner, P.E.
Cooper Engineering
Mr. Paul Mayronne



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C-1676

Kevin Davis
Parish President

March 24, 2006

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 extended Warranty Obligation in the amount of \$16,300 expires May 6, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 26, 2006 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least (60) days prior to the expiration of the obligation, that the punch list has been completed. The developer is cooperating with the DOE to accomplish the punch list items. Therefore, this obligation would normally be called. However, in accordance with the Resolution Council Series No. C-1528, passed at the September 28, 2005, Special Parish Council meeting, regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list items were submitted to the developer on January 26, 2006 and remain:

1. Some roadside ditches need to be re-graded to provide positive flow;
2. Some driveway culverts need to be retrofitted to provide positive flow.

Sincerely,

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

JMT/ak

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Joe Gustafson, P.E.
Mr. Earl J. Magner, P.E.
Cooper Engineering, Inc.
Ruelle Du Chene Developers, LLC



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C-1676

Kevin Davis
Parish President

March 24, 2006

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 9, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 18, 2006 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least (60) days prior to the expiration of the obligation, that the punch list has been completed. Therefore, this obligation would normally be called. However, in accordance with the Resolution Council Series No. C-1528, passed at the September 28, 2005, Special Parish Council meeting, regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list items were submitted to the developer on January 18, 2006 and remain:

1. Roadside ditches are holding water and need to be graded to have positive flow;
2. Cross culverts are not functioning, they need to be cleaned out to function properly;
3. Need permanent street name signs;
4. Need permanent traffic signs;
5. Blue reflectors need replacement.

Sincerely,

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

JMT/ak

xc: Hon. Henry Billiot
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Kelly McHugh & Associates
Sim Land Development Co., LLC



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C-1676

Kevin Davis
Parish President

March 24, 2006

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)

Honorable Council Member:

The extended Warranty Obligation in the amount of \$21,000 expires May 10, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 17, 2006 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least (60) sixty days prior to the expiration of the obligation, that the punch list has been completed. If not, this obligation would normally be called.

This office has not received such notification. Therefore this obligation would normally be called. However, in accordance with the Resolution Council Series No. C-1528, passed at the September 28, 2005, Special Parish Council meeting, regarding Hurricane Katrina, the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list item was submitted to the developer on January 17, 2006 and remains:

1. Roadway panel at 2408 Cours Carson needs to be replaced.

Sincerely,

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

JMT/ak

xc: Honorable Joe Impastato
Mr Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.
Kelly J. McHugh & Associates
Sims Land Development Co., Inc.



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CL 1676

Kevin Davis
Parish President

March 24, 2006

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

**Re: The Dominion Subdivision , Phase 2
WARRANTY OBLIGATION (\$60,000)**

Gentlemen:

The Warranty Obligation is in the amount of \$60,000 expires on May 11, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 27, 2006 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. Roadside ditches are holding water and need to be re-graded;
3. Ditches entering detention ponds are holding water, slopes are eroding and need to be seeded;
4. Detention pond slopes need to have erosion protection applied;
5. Blue reflectors need to be replaced;
6. Headwalls on cross culverts are damaged in several locations and need to be structurally repaired;
7. Cul de sac island needs to be graded and sodded;
8. Silt fencing at house construction is not functioning and is allowing silt to enter roadside ditches;
9. Drainage ditches at the rear of the lots are holding water and need to be re-graded;
10. Field measurements show storage provided by Phase II pond to be 7.90 acre-feet. The "as-built" paving and drainage plan notes that 13.67 acre-feet of storage was provided. Engineer shall specify work needed to make up for lack of storage.
11. Field observations show leaks in the Phase II pond's discharge pipe. Engineer shall verify number of leaks and how they will be fixed.

Sincerely,

Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/ak

xc: Honorable Marty Dean
Mr. Greg Gordon
Ms. Leslie Long
Mr. Ron Keller
Mr. Earl J. Magner, P.E.
Mr. Joseph M. Gustafson, P.E.
Mr. Kelly J. McHugh
Fairway Development, LLC



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C-1676
Kevin Davis
Parish President

March 24, 2006

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

**Re: Southdown Subdivision, Phase 2
WARRANTY OBLIGATION (\$30,900)**

Honorable Council Members:

The extended Warranty Obligation is in the amount of \$30,900 expires on May 17, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 24, 2006 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 would normally be called. However, in accordance with "Resolution Council Series No. C-1528, passed at the September 28, 2005 Special Parish Council meeting regarding Hurricane Katrina, The Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list items remain:

1. Several concrete roadway panels need to be replaced in vicinity of 428 Southdown Loop;
2. Remove concrete spalls throughout and replace with proper crack sealer material. Also, fill all construction joints where needed;
3. Roadside swales are not functioning in many locations causing water to stand in swales and roadway. Swales need to be re-graded to provide positive flow;
4. Outfall ditches are silted up and need re-grading.
5. 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;
6. Permanent traffic and street name signage is needed;
7. Blue reflectors need replacement in some locations;
8. 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/ak

xc: Honorable Marty Dean Southdown, LLC
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.
Mr. Joe Gustafson, P.E.
Mr. Kelly J. McHugh



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C-1676

Kevin Davis
Parish President

March 24, 2006

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

**Re: Tallow Creek Subdivision, Phase 1-E
Warranty Obligation (\$17,400)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$17,400 expires July 7, 2006.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadways have been broomed and are satisfactory;
2. Subsurface drainage is functioning.

Therefore it is recommended that the Warranty Obligation be released.

This is a Public access subdivision and the parish will perform maintenance on roadways and subsurface drainage. The detention ponds will be maintained by the homeowners association.

Sincerely,

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

JMT/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.
Lonesome Development
J.V. Burkes & Associates



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C-1676

Kevin Davis
Parish President

March 24, 2006

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

Re: Fairfield Oaks Subdivision, Phase 3
WARRANTY OBLIGATION (\$8,400)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$8,400 expires May 25, 2006 and is scheduled for review by the Parish Council at the April 6, 2006 meeting.

The developer was notified on January 26, 2006 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least (60) sixty 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 would normally be called. However, in accordance with Resolution Council Series No. C-1528, passed at the September 28, 2005, regarding Hurricane Katrina, Special Parish Council meeting the Warranty Obligation will be extended for one (1) year from the expiration date shown.

The following punch list items were submitted to the developer on January 26, 2006 and remain:

1. Roadside ditches need to be re-graded to have positive flow to the main outfall culvert. Main outfall culvert does not drain properly indicating that outfall ditch which parallels the detention pond needs to be cleaned out to provide positive flow. This was discussed at the time the Warranty Obligation was released for Phase 2;
2. Blue reflectors need to be replaced;
3. Cross culvert needs to be cleaned out and inlet/outlet need to be sloped properly.

Sincerely,

Jean M. Thibodeaux, P.E.

Director of Engineering, Parish Engineer

JMT/ak

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Mr. Joe M. Gustafson, P.E.
Kelly McHugh & Associates
Royal Homes, LLC



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C-1676

Kevin Davis
Parish President

March 24, 2006

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

Re: Arbor Walk Phase 3
WARRANTY OBLIGATION (\$20,400)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$20,400 expires May 27, 2006.

This office has inspected the site.

The following work has been satisfactorily completed:

1. The detention pond drains properly;
2. Subsurface drainage is satisfactory;
3. The streets drain satisfactorily.

Therefore it is recommended that the Warranty Obligation be released.

This is a private subdivision and no maintenance will be performed by the Parish.

Sincerely,

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

JMT/ak

xc: Hon. Marty Dean Ms. Leslie Long Lonesome Development
Mr. Ron Keller Mr. Earl J. Magner, P.E.
Mr. Greg Gorden Richard C. Lambert Consultants