

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1933

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 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>
POST OAK LANDING S/D AMOUNT: \$44,900 EXPIRES: DECEMBER 10, 2006 WARD: 1 DISTRICT: 1	RELEASE UPON EXPIRATION PUBLIC ACCESS S/D
RIVER HIGHLANDS S/D, PH 1 AMOUNT: \$21,300 EXPIRES: DECEMBER 5, 2006 WARD: 3 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
GRAND MAISON S/D, PH 1 AMOUNT: \$70,000 EXPIRES: DECEMBER 15, 2006 WARD: 4 DISTRICT: 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
RIVER OAKS S/D, ADDITION #10 B-1 AMOUNT: \$44,300 EXPIRES: DECEMBER 14, 2006 WARD: 8 DISTRICT: 13	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TALLOW CREEK S/D, PHASE 1F AMOUNT: \$22,400 EXPIRES: DECEMBER 13, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
VINTAGE COURT S/D, PHASE 2 AMOUNT: \$10,900 EXPIRES: DECEMBER 19, 2006 WARD: 3 DISTRICT: 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
HIGHLAND OAKS SUBDIVISION, PHASE 2 AMOUNT: \$16,400 EXPIRES: DECEMBER 20, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED



**ST. TAMMANY PARISH**

DEPARTMENT OF ENGINEERING  
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COVINGTON, LA 70434  
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*Kevin Davis*  
*Parish President*

October 20, 2006

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

**Re: Post Oak Landing S/D**  
**WARRANTY OBLIGATION (\$44,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$44,900 expires 12/10/2006 and is scheduled for review at the 11/02/2006 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 all roadways and drainage.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joseph M. Gustafson".

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Shannon Davis  
Mr. Earl J. Magner, P.E.  
CLM Development, LLC  
JV Burkes & Associates



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*Parish President*

October 20, 2006

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

**Re: River Highlands Subdivision, Phase 1  
WARRANTY OBLIGATION (\$21,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$21,300 expires on December 5, 2006 and is scheduled for review by the Parish Council at the November 2, 2006 meeting.

The developer was notified on August 18, 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 date 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. Rain wash erosion has created severe crevasses in road shoulders, roadside ditches and outfall ditched; all erosion must be repaired. A mature stand of grass is required before the Warranty Obligation can be released;
2. Invert elevations of all ditches must be confirmed by the developer's engineer;
3. Cross culverts must be cleaned out;
4. Restore all traffic and street name signs;
5. Replace blue reflectors as needed;
6. Advise this office as to the status of the left turn and traffic signal at LA Hwy 190 north into the subdivision.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Kyle Associates, LLC  
Abita River, LLC



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*Kevin Davis*  
*Parish President*

October 20, 2006

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

**Re: Grand Maison Subdivision, Phase 1  
WARRANTY OBLIGATION (\$70,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$70,000 expires December 15, 2006 and is scheduled for review by the Parish Council at the November 2, 2006 meeting.

The developer was notified on 08/25/2006 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 would normally be called. 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. Roadside ditches have standing water in many locations; they must be re-graded to provide positive flow;
3. Outfall ditches are holding water and need to be re-graded;
4. Detention Pond needs to be re-graded to eliminate rain wash. A mature stand of grass is required before the parish can accept maintenance responsibilities;
5. AS-BUILT drawing is needed that indicates that the detention pond has been constructed to Parish Standards;
6. Permanent signage is needed;
7. Replace blue reflectors where needed;
8. Subdivision name sign is needed;
9. Construct drainage ditch between lots #4/5.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Marty Gould  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Kelly McHugh & Associates  
Bennett Brothers Development, LLC



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*Kevin Davis*  
*Parish President*

October 20, 2006

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

**Re: River Oaks S/D, Addition #10, B-1  
WARRANTY OBLIGATION (\$44,300)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$44,300 expires December 14, 2006 and is scheduled for review by the Parish Council at the November 2, 2006 meeting.

The developer was notified on 08/25/2006 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 were submitted to the developer on 08/25/2006 and remain:

1. Debris needs to be removed from the roadways;
2. Some roadway swales are holding water need to be graded to provide positive flow;
3. Street name signs need replacement, and one (1) has the incorrect name;
4. Check for needed replacement of damaged or missing traffic signs;
5. Blue reflectors need to be replaced in some locations;

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Joe "Coach" Thomas  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.

KLL Consultants  
Sunrise Construction and Development, LLC



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*Kevin Davis*  
*Parish President*

October 20, 2006

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

Re: **Tallow Creek S/D, Ph 1F**  
**WARRANTY OBLIGATION (\$22,400)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$22,400 expires December 13, 2006 and is scheduled for review by the Parish Council at the November 2, 2006 meeting.

The developer was notified on 08/18/2006 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 received a letter requesting an extension. 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 were submitted to the developer on 08/18/2006 and remain:

1. Rollover curbs need to be restored at several locations within this phase;
2. Roadways need to be broomed for a meaningful inspection to be made;
3. Silt abatement measures are not functioning. Silt is entering subsurface drainage. Developer's engineer must certify that silt has been removed from catch basins and subsurface drainage;
4. Replace blue reflectors where needed.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Marty Dean  
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*

October 20, 2006

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

**Re: Vintage Court S/D Phase 2  
WARRANTY OBLIGATION (\$10,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$10,900 expires December 19, 2006 and is scheduled for review by the Parish Council at the November 2, 2006 meeting.

The developer was notified on 08/15/2006 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 would normally be called. 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. Catch basins and subsurface drainage must be inspected by your engineer and certify that they are free of silt and debris since no silt screen have been installed at the house construction;
3. Detention ponds need to be mowed and debris removed so that they can be inspected and function properly;
4. Rear yard subsurface drainage is not functioning and flush grates are covered at several locations. This must be restored immediately to prevent lot flooding in the area;
5. All amenities must be constructed;
6. The six (6) foot wood fence on the south property line must be completed immediately;
7. All green space and cul de sac must be mowed so that an inspection for adequate drainage can be determined;
8. Subdivision name sign needs to be installed;
9. Check for needed replacement of blue reflectors;
10. AS-BUILT drawings need to be revised to show elevations of the detention ponds and connecting fifteen (15) inch culvert;
11. Floppy disks of subdivision plat and as-built drawing are needed;

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Marty Gould  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Scalfano Engineers  
Marigold Court, LLC



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*Kevin Davis*  
*Parish President*

October 20, 2006

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P.O. Box 628  
Covington, LA 70434

**Re: Highland Oaks Subdivision, Phase 2  
WARRANTY OBLIGATION (\$16,400)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$16,400 expires December 20, 2006 and is scheduled for review by the Parish Council at the November 2, 2006 meeting.

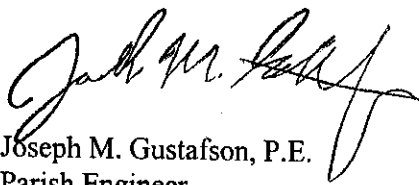
The developer was notified on 08/18/2006 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not the obligation will be automatically called.

This office has not received such notification. Therefore, this obligation would normally be called. However, in accordance with Resolution Council Series No. C-158, 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 08/18/2006 and remain:

- (1.) Roadway needs to be broomed for a meaningful inspection to be made;
- (2.) Roadside ditches must be restored immediately to provide positive flow for house construction at the cul de sac. Downstream drainage is blocking upstream work. Lack of positive drainage could hold up certificate of occupancy for some houses;
- (3.) Replace blue reflectors where needed;
- (4.) Remove dumpsters from street right of way and repair any damage caused by dumpsters.

Sincerely,



Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Cooper Engineering  
Aymond Development, LLC