

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1902

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>
BROOKSTONE S/D, PH3 AMOUNT: \$26,300 EXPIRES: NOVEMBER 4, 2006 WARD: 4 DISTRICT: 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
BEAU ARBRE S/D, PHASE 1 AMOUNT: \$28,700 EXPIRES: NOVEMBER 5, 2006 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
AUTUMN HAVEN S/D AMOUNT: \$70,700 EXPIRES: NOVEMBER 8, 2006 WARD: 7 DISTRICT: 7	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
PENN MILL LAKES S/D, PH 2B AMOUNT: \$64,600 EXPIRES: NOVEMBER 8, 2006 WARD: 3 DISTRICT: 3	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
SOUTH RIDGE S/D AMOUNT: \$2,400 EXPIRES: NOVEMBER 23, 2006 WARD: 2 DISTRICT: 2	RELEASE UPON EXPIRATION PRIVATE S/D
PENN MILL LAKES S/D, PH 2-A-2 AMOUNT: \$5,500 EXPIRES: APRIL 12, 2007 WARD: 3 DISTRICT: 3	RELEASE L.O.C TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
TCHEFUNCTE TRACE SOUTH, PH 2 AMOUNT: \$10,200 EXPIRES: OCTOBER 28, 2006 WARD: 1 DISTRICT: 1	RELEASE L.O.C PRIVATE S/D



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
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COVINGTON, LA 70434
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Kevin Davis
Parish President

0-1902

September 22, 2006

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

**Re: Brookstone Subdivision, Phase 3
WARRANTY OBLIGATION (\$26,300)**

Honorable Council Members:

The Warranty Obligation in the amount of \$26,300 expires November 4, 2006 and is scheduled for review by the Parish Council at the October 5, 2006 meeting.

The developer was notified on July 6, 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.

This office has received such notification that the developer wishes to extend the warranty 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. Roadside swales are not functioning; causing standing water along the roadway;
3. Silt abatement measures are not being employed; silt is entering the flush grates and subsurface drainage;
4. Outfall culvert between Lots #22/23 is damaged and must be replaced;
5. Rip-rap splash pads and grating have not been installed at the end of the outfall culverts as stated by your engineer in his letter dated December 6, 2005;
6. Permanent street name signs are needed;
7. Permanent Traffic signs 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.
Kelly McHugh & Associates
B.I.L., LLC



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Parish President

September 22, 2006

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

Re: **Beau Arbre S/D, Phase I**
WARRANTY OBLIGATION (\$28,700)

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$28,700 expires November 5, 2006 and is scheduled for review by the Parish Council at the October 5, 2006 meeting.

The developer was notified on July 7, 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 received such notification that the developer wishes to extend the Warranty. 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 July 7, 2006 and remain:

1. Roadside ditches are silted up and holding water. Ditches need to be re-graded to provide positive flow;
2. Outfall ditches and detention ponds need to be checked for possible silt removal;
3. Blue reflectors need replacing at some locations;
4. Medians do not contain fill material allowing silt to flow onto roadways. Curbs need to be constructed similar to entrance median;
5. Revised AS-BUILT drawing is needed showing ditch at rear of lots #22 & 23.

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 Magner, P.E.
Cooper Engineering, Inc
Ruelle Du Chene Developers



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Covington, LA 70434

Re: **Autumn Haven S/D**
WARRANTY OBLIGATION (\$70,700)

Honorable Council Members:

The Warranty Obligation in the amount of \$70,700 expires November 8, 2006 and is scheduled for review by the Parish Council at the October 5, 2006 meeting.

The developer was notified on July 14, 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.

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 concrete roadway needs to be cleaned of all silt so that a meaningful inspection can be made;
2. The roadside swales are not functioning in many locations due to the aggregate access roads for FEMA trailers crossing swales and blocking the surface grates. We have been informed by Textron Company's site management that your lease with them will expire October 26, 2006. These temporary access roads need to be removed and the swales restored after the FEMA trailers are removed from the site;
3. The Parish will be eventually responsible for the maintenance of the detention ponds. Therefore, all weeds, grass, & temporary fencing must be removed so that the condition of the ponds slopes can be inspected for acceptability.
4. All signange and blue reflectors need to be restored.

We await your engineer's notification in a timely manner.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Joe Impastato
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Kelly J. McHugh & Associates
Lakewood Development, LLC



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Parish President

September 22, 2006

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P.O. Box 628
Covington, LA 70434

**Re: Penn Mill Lakes Subdivision, Phase 2B
WARRANTY OBLIGATION (\$64,600)**

Honorable Council Members:

The Warranty Obligation in the amount of \$64,600 expires on November 8, 2006 and is scheduled for review by the Parish Council at the October 5, 2006 meeting.

The developer was notified on July 7, 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.

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; however damage has been observed on Pony Court asphalt cul de sac;
2. Roadside swales have standing water and need to be re-graded to provide positive flow.
3. Silt abatement is not being employed and is causing silt to enter flush grates and subsurface drainage; the developer's engineer must certify that subsurface is free of silt;
4. Replace street name signs as required;
5. Replace traffic signs as required;
6. Replace blue reflectors as required.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Red Thompson
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Penn Mill Lakes, LLC
Cooper Engineering, Inc.



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Re: South Ridge Subdivision
WARRANTY OBLIGATION (\$2,400)

Honorable Council Members:

The Warranty Obligation in the amount of \$2,400 expires 11/23/2006 and is scheduled for review at the 10/05/2006 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 Private Subdivision and the Parish will not be responsible for any maintenance.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable James "Red" Thompson
Mr. Ron Keller
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Mr. Grant Grady
H & H Engineering



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Parish President

September 22, 2006

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**Re: Penn Mill Lakes, Phase 2A2
WARRANTY OBLIGATION (\$5,500)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$5,500 expires 04/12/2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. The asphalt pavement has been repaired;
2. Blue reflectors have been replaced.

Therefore it is recommended that Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for roadway & roadside drainage maintenance only.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable James "Red" Thompson
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Penn Mill Lakes, LLC
Cooper Engineering, Inc.



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September 22, 2006

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**Re: Tchefuncte South Subdivision, Phase 2
WARRANTY OBLIGATION (\$10,200)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$10,200 expires 10/28/2006.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Speed limit signs have been installed; _____
2. Entrance median has been dressed.

Therefore it is recommended that the Warranty Obligation be released.

This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean Mr. Kelly J. McHugh
 Mr. Ron Keller Mr. Buddy Coate
 Mr. Greg Gordon
 Ms. Leslie Long
 Mr. Shannon Davis
 Mr. Earl Magner, P.E.