

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2128

COUNCIL SPONSOR: BAGERT/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>
(1.)	
PONTCHARTRAIN OAKS EST S/D AMOUNT: \$31,000 EXPIRES: AUGUST 7, 2007 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
AUTUMN CREEK S/D, PH 1 AMOUNT: \$37,000 EXPIRES: AUGUST 11, 2007 WARD: 1 DISTRICT: 7	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
MARIGNY TRACE S/D PH 6A & 6B AMOUNT: \$8,900 EXPIRES: AUGUST 17, 2007 WARD: 4 DISTRICT: 7	CALL L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
ENTER THE PARISH RIGHT OF WAY (ECHO ST) ALEXIUSVILLE S/D AMOUNT: \$3,000 EXPIRES: AUGUST 30, 2007 WARD: 3 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
RIVER OAKS S/D, PH 10- B-1 AMOUNT: \$44,300 EXPIRES: DECEMBER 14, 2007 WARD: 8 DISTRICT: 13	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
RIVER OAKS S/D, PH 10 -B -2 AMOUNT: \$69,000 EXPIRES: APRIL 12, 2008 WARD: 8 DISTRICT: 13	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
THE BLUFFS S/D, PH 5A AMOUNT: \$90,400 EXPIRES: OCTOBER 18, 2007 WARD: 8 DISTRICT: 9	RELEASE L.O.C PRIVATE S/D TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
OAK PLAIN, PH 2 AMOUNT: \$10,800 EXPIRES: OCTOBER 7, 2007 WARD: 8 DISTRICT: 13	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM

LAKESHORE ESTATES, PH 1-A-4
AMOUNT: \$67,500
EXPIRES: OCTOBER 13, 2007
WARD: 9 DISTRICT: 13

RELEASE L.O.C.
PRIVATE S/D TO BE MAINTAINED BY THE
HOMEOWNERS ASSOCIATION

BELLE POINT S/D
AMOUNT: \$57,600
EXPIRES: JUNE 16, 2008
WARD: 1 DISTRICT: 1

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

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 _____ 2007 AT A REGULAR MEETING
OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING

BARRY BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK



ST. TAMMANY PARISH
DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
e-mail: eng@stp.gov.org

C-2128

Kevin Davis
Parish President

June 22, 2007

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

**Re: Pontchartrain Oaks Estates Subdivision
WARRANTY OBLIGATION (\$31,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$31,000, expires August 7, 2007 and is scheduled for review by the Parish Council at the July 5, 2007 meeting.

The developer was notified on May 1, 2007 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. Need street name sign;
2. Need blue reflectors;
3. Need traffic signs (STOP, NO OUTLET, & SPEED LIMIT);
4. The subdivision plat that was presented at the Final Approval and in process of being signed for recordation indicate that this was a public access subdivision. The inspection on April 21, 2007 disclosed that it is a gated community. If it is intended to be a private subdivision the plats must conform to private dedication; restrictive covenant #4 and any other information on the plat must conform to private;

Sincerely,

A handwritten signature in black ink, appearing to read "JMG".

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.
Mr. Shannon Davis
Kelly McHugh & Associates
Pontchartrain Oaks Estates, LLC



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DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
e-mail: eng@stpgov.org

Kevin Davis
Parish President

June 22, 2007

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

Re: Autumn Creek Subdivision, Ph 1
WARRANTY OBLIGATION (\$37,000)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$37,000 expires August 11, 2007 and is scheduled for review by the Parish Council at the July 5, 2007 meeting.

The developer was notified on April 3, 2007 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 of date shown.

The following Punch List items were submitted to the developer on April 3, 2007 and remain:

1. Roadside ditches are silted up in some locations and holding water. They need to be re-graded to provide positive flow;
2. Replace blue reflectors as needed;
3. Need mature stand of grass or aggregate on the roadway shoulder where no homes will be constructed;
4. Remove silt from main outfall canal and any silt build up in dry detention ponds;
5. The approved plans call for the existing 2-27" steel culverts west of lot #21 to be removed and a new 42" BCCMP installed. This must be accomplished before the Warranty Obligation can be released;
6. Flower bed on outfall ditch west bank has failed into the ditch, this must be stabilized;
7. The steel pipe located in the roadside ditch at Lot #20 must be removed and replaced with a culvert conforming to Parish standards.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Marty Dean Ms. Leslie Long Autumn Creek, LLC
Mr. Ron Keller Mr. Earl J. Magner, P.E.
Mr. Greg Gordon Cooper Engineering, Inc.



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DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
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e-mail: eng@stpgov.org

Kevin Davis
Parish President

June 22, 2007

Marigny Trace Development, Inc.
1330 Gerard Street (Hwy 59)
Mandeville, LA 70448

**Re: Marigny Trace Subdivision, Phase 6A & 6B
WARRANTY OBLIGATION (\$8,900)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$8,900, expires August 17, 2007 and is scheduled for review by the Parish Council at the July 5, 2007 meeting.

The developer was notified on April 9, 2007 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 item(s) remain:

1. The roadway needs to be broomed for a meaningful inspection to be made;
2. The developer's engineer needs to inspect the catch basin and subsurface outfall for possible silt removal since silt screens are not utilized by home builders;
3. Replace blue reflectors as needed;
4. This is to advise that Phase 6B can not be accepted into the maintenance system until 6A has been accepted into the maintenance system awaiting removal of fences within the drainage servitudes and regrading of outfall ditches.

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

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Henry Billiot
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Kelly McHugh & Associates



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DEPARTMENT OF ENGINEERING
P. O. Box 628
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Parish President

June 22, 2007

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

Re: Enter Parish Right of Way (Resolution No. 05-223)
Alexiusville Subdivision (Echo Street)
Warranty Obligation (\$3,000)

Honorable Council Members:

The Warranty Obligation in the amount of \$3,000 expires August 30, 2007 and is scheduled for review by the Parish Council at the July 5, 2007 meeting.

The developer was notified on April 18, 2007 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.) Stop sign is needed;
- (2.) Street name sign is needed;
- (3.) As-Built Drawing needs to be revised to show that the signage is in place.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

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



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DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2552 OR (985) 898-2575
FAX: (985) 898-5205
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Kevin Davis
Parish President

June 22, 2007

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

Re: River Oaks Subdivision, Phase 10-B-1
WARRANTY OBLIGATION (\$44,300)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$44,300 expires December 14, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Debris has been removed from R.O.W.;
2. Roadway swales and outfall ditches are functioning;
3. All signage has been replaced;
4. Blue reflectors have been replaced.

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

This is a public access subdivision and roadways and drainage will be maintained by the Parish.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gustafson".

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Joe "Coach" Thomas
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Sunrise Construction & Development, LLC
KLL Consultants



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Kevin Davis
Parish President

June 22, 2007

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

**Re: River Oaks Subdivision, Phase 10-B-2
WARRANTY OBLIGATION (\$69,000)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$69,000 expires April 12, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Debris has been removed from R.O.W.;
2. Roadway swales and outfall ditches are functioning;
3. All signage has been replaced;
4. Blue reflectors have been replaced.

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

This is a public access subdivision and roadways and drainage will be maintained by the Parish.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Joe "Coach" Thomas
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Sunrise Construction & Development, LLC
KLL Consultants



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Kevin Davis
Parish President

June 22, 2007

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

Re: The Bluffs Subdivision, Phase 5A
WARRANTY OBLIGATION (\$90,400)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$90,400 expires October 18, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Debris has been removed from R.O.W.
2. Signage has been installed;
3. Blue reflectors have been replaced;

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

This is a private subdivision and the Parish will not perform any maintenance.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Barry Bagert
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Cross Gates, Inc. Development
JV Burkes & Associates



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P. O. BOX 628
COVINGTON, LA 70434
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Kevin Davis
Parish President

June 22, 2007

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P.O. Box 628
Covington, LA 70434

Re: Oak Plain Subdivision, Phase 2
WARRANTY OBLIGATION (\$10,800)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$10,800 expires October 7, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadway is satisfactory;
2. Signage has been installed;
3. Blue reflectors have been replaced.

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

This is a public access subdivision and the parish will maintain roadway and subsurface drainage.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gustafson".

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Joe "Coach" Thomas
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Kingspoint Development
JV Burkes & Associates



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DEPARTMENT OF ENGINEERING
P. O. BOX 628
COVINGTON, LA 70434
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Kevin Davis
Parish President

June 22, 2007

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

**Re: Lakeshore Estates Subdivision, Phase 1-A-4
Warranty Obligation (\$67,500)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$67,500 expires October 13, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadways are satisfactory;
2. Signage is in place;
3. Blue reflectors are in place;

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

This is a private subdivision and the Parish will not perform any maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gustafson".

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Joe "Coach" Thomas
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gordon
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Tammany Holding Corporation
KLL Consultants



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DEPARTMENT OF ENGINEERING
P. O. Box 628
COVINGTON, LA 70434
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Kevin Davis
Parish President

June 22, 2007

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

**Re: Belle Point Subdivision
Warranty Obligation (\$57,600)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$57,600 expires June 16, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadside ditches are functioning;
2. Cross culverts have been cleaned out;
3. Blue reflectors have been replaced;
4. Detention pond slopes have mature stand of grass.

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

This a public access subdivision and roadways and drainage facilities including detention ponds will be maintained by the Parish.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl J. Magner, P.E.
Belle Point Development, LLC
Kelly McHugh & Associates