

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2108

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 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>
TAMMANY MIDDLE LLC PH1 Holiday Sq. Blvd) AMOUNT: \$23,800 EXPIRES: JUNE 20, 2007 WARD: 1 DISTRICT : 1	RELEASE L.O.C TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
ASHTON OAK SUBDIVISION, PH 4 AMOUNT: \$31,100 EXPIRES: AUGUST 10, 2007 WARD: 9 DISTRICT: 8	RELEASE L.O.C TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
BEAU ARBRE S/D AMOUNT: \$28,700 EXPIRES: NOVEMBER 5, 2007 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
BEDICO CREEK S/D, PH 1A AMOUNT: \$109,300 EXPIRES: MARCH 17, 2008 WARD: 1 DISTRICT: 1	RELEASE L.O.C. PRIVATE SUBDIVISION TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
THE WOODLANDS S/D, PH 9 AMOUNT: \$43,500 EXPIRES: MAY 10, 2008 WARD: 4 DISTRICT: 7	RELEASE L.O.C. PRIVATE SUBDIVISION TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
THE DOMINION S/D, PH 2 AMOUNT: \$60,000 EXPIRES: JUNE 7, 2007 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
FOX BRANCH ESTATES, PH 2 AMOUNT: \$41,800 EXPIRES: JUNE 16, 2007 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
AUTUMN HAVEN S/D AMOUNT: \$70,700 EXPIRES: NOVEMBER 8, 2007 WARD: 7 DISTRICT: 7	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM

MONEY HILL SUBDIVISION, PH 5
AMOUNT: \$8,000
EXPIRES: JULY 14, 2007
WARD: 6 DISTRICT: 2

RELEASE L.O.C.
PRIVATE SUBDIVISION TO BE
MAINTAINED BY THE HOMEOWNERS
ASSOCIATION

GUSTE ISLAND ESTATES, PARCEL C
AMOUNT: \$33,900
EXPIRES: JULY 18, 2007
WARD: 1 DISTRICT: 1

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

GUSTE ISLAND ESTATES, PARCEL E
AMOUNT: \$34,500
EXPIRES: JULY 18, 2007
WARD: 1 DISTRICT: 1

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

ENTER THE PARISH R.O.W.
TOWN OF MANDEVILLE/AGNES, NELSON,
MOLITAR & SOULT STREET(S)
AMOUNT: \$21,100
EXPIRES: JULY 11, 2007
WARD: 4 DISTRICT: 7

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

AUTUMN CREEK S/D, PH 2
AMOUNT: \$37,700
EXPIRES: JULY 7, 2007
WARD: 1 DISTRICT: 7

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

PLANTATION S/D (COUNTRY MEADOW)
AMOUNT: \$13,200
EXPIRES: JULY 31, 2007
WARD: 10 DISTRICT: 2

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

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
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e-mail: eng@stpgov.org

C-2108

Kevin Davis
Parish President

May 25, 2007

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

**Re: Tammany Middle, LLC Subdivision, Phases 1(Holiday Square Blvd)
Warranty Obligation (\$23,800)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$23,800 expires June 20, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Signage has been replaced.
2. Roadway curbs have been restored;
3. R.O.W. encroachments have been removed.

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

The private roadway has been dedicated to the Parish for entrance into Tammany Middle, LLC Subdivision. The Parish will maintain the roadway and subsurface for drainage.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean Mr. Earl Magner, P.E.
Mr. Ron Keller Duplantis Design Group
Mr. Greg Gordon Mr. Mike Saucier (Gulf State Real Estate)
Ms. Leslie Long
Bruno & Bruno
Mr. Shannon Davis



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Ashton Oaks Subdivision, Phase 4
Warranty Obligation (\$31,100)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$31,100 expires August 10, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Erosion protection has been applied to outfall ditch that crosses Lenwood Street;
2. Detention pond is satisfactorily grassed over.

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

This is a public access subdivision and the Parish will maintain the roadways, drainage and detention pond.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Barry Bagert
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis

Mr. Earl Magner, P.E.
Leon Lowe & Sons
JV Burkes & Associates



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Kevin Davis
Parish President

May 25, 2007

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

Re: Beau Arbre
Warranty Obligation (\$28,700)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$28,700 expires November 5, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadside ditches have been re-graded to provide positive flow;
2. Debris has been removed from linear detention areas;
3. Roadway medians have been constructed to drain properly.

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

This is a public access subdivision and the Parish will maintain the roadways and roadside drainage.

The Homeowner Association is responsible for the maintenance of the linear detention ponds.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis

Mr. Earl Magner, P.E.
Rulle du Chene Developers
Cooper Engineering, Inc.



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Bedico Creek Subdivision, Phase 1A
Warranty Obligation (\$109,300)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$109,300 expires March 17, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Cul de sac islands have been completed;
2. Roadside swales have been re-graded to provide positive flow;

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

This is a private subdivision and the Parish will not maintain roadways & drainage.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis

Mr. Earl Magner, P.E.
Upland Properties
Cooper Engineering, Inc.



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Kevin Davis
Parish President

May 25, 2007

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 extended Warranty Obligation in the amount of \$43,500 expires May 10, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadside ditches are re-graded to provide positive flow;
2. Traffic signs & 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 maintain roadways & drainage.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Al Hamauei Mr. Earl Magner, P.E.
 Mr. Ron Keller SIM Developers
 Mr. Greg Gordon Kelly McHugh & Associates
 Ms. Leslie Long
 Mr. Shannon Davis



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Parish President

May 25, 2007

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

**Re: The Dominion Subdivision, Phase 2
Warranty Obligation (\$60,000)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$60,000 expires June 7, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Act of correction has been furnished stating the Homeowners Association will be responsible for the maintenance of the sidewalks;
2. Roadside ditches have been graded to provide positive flow.

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

This is a public access subdivision and the Parish will maintain the roadways and roadside ditches. The detention pond will be maintained by the Homeowners Association.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

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



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Fox Branch Estates, Phase 2
Warranty Obligation (\$41,800)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$41,800 expires June 16, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. The ditches have been re-graded and have positive flow;
2. 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 maintain any roadways or drainage.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean Mr. Earl Magner, P.E.
Mr. Ron Keller Fox Branch Development
Mr. Greg Gordon Cooper Engineering, Inc.
Ms. Leslie Long
Mr. Shannon Davis



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Autumn Haven Subdivision
Warranty Obligation (\$70,700)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$70,700 expires November 8, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. The roadside swales have been re-graded to provide positive flow;
2. All temporary trailers have been removed;
3. All weeds, grass, temporary fencing have been properly addressed at the detention ponds;
4. All signage & blue reflectors have been installed.

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

This is a public access subdivision and all roads, drainage and detention ponds will be maintained by the Parish.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Al Hamauei Mr. Earl Magner, P.E.
 Mr. Ron Keller Lakewood Development
 Mr. Greg Gordon Kelly McHugh & Associates
 Ms. Leslie Long



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Kevin Davis
Parish President

May 25, 2007

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P.O. Box 628
Covington, LA 70434

**Re: Money Hill Plantation, Phase 5
Warranty Obligation (\$8,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$8,000 expires July 14, 2007 and is scheduled for review at the June 7, 2007 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 maintain any roadways or drainage.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Russell Fitzmorris
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis

Mr. Earl Magner, P.E.
Money Hill Plantation
Darrell Fussell, P.E.



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Guste Island Estates, Parcel C
Warranty Obligation (\$33,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$33,900 expires 07/18/2007 and is scheduled for review by the Parish Council at the June 7, 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.

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. Roadside ditches need re-grading to provide positive flow;
2. Outfall culverts are silted up; need to be cleaned out;
3. Replace blue reflectors where needed;
4. Engineer is to certify that the outfall culvert for "TRIANGLE" pond has been installed and revise As-Built drawings to indicate elevations.

Sincerely,

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

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.
Guste Island Estates Eighty, LLC
Kelly McHugh & Associates



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Guste Island Estates, Parcel E
Warranty Obligation (\$34,500)**

Honorable Council Members:

The Warranty Obligation in the amount of \$34,500 expires 07/18/2007 and is scheduled for review by the Parish Council at the June 7, 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.

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. Cul de sac islands need to be dressed & sodded;
2. Rip rap slope protection is needed as shown on AS-BUILT drawing;
3. Debris & discarded building material needs to be removed from R.O.W. at the end of Wood Thrush Drive;
4. Need 3:1 s.s. and erosion protection applied;
5. Replace blue reflectors as needed;
6. Detention pond slopes are eroding and need to be dressed with a mature stand of grass before warranty can be released;
7. Outfall structure needs to be constructed;
8. As-Built drawing needs to be revised after all construction is completed.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis

Mr. Earl Magner, P.E.
Guste Island Estates Eighty, LLC
Kelly McHugh & Associates



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Kevin Davis
Parish President

May 25, 2007

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

**Re: Enter the Parish Right of Way (Resolution No. 05-052)
Agnes, Nelson, Molitor, and Sault Street
Town of Mandeville Subdivision
WARRANTY OBLIGATION (\$21,100)**

Honorable Council Members:

The Warranty Obligation in the amount of \$21,100 expires July 11, 2007 and is scheduled for review by the Parish Council at the June 7, 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 (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. Roadside ditches are holding water in some locations and need to be re-graded to provide positive flow;
2. Outfall ditch is holding water in the cross culvert. Silt needs to be removed so that cross culvert will completely drain;
3. Need street name signs;
4. Need traffic signs - STOP and SPEED LIMIT signs. MPH to be established by your engineer.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Al Hamauei Ms. Leslie Long
 Mr. Ron Keller Mr. Earl J. Magner, P.E.
 Mr. Greg Gordon Cooper Engineering, Inc.
 Mr. Shannon Davis



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Kevin Davis
Parish President

May 25, 2007

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

Re: Autumn Creek Subdivision, Phase 2
WARRANTY OBLIGATION (\$37,700)

Honorable Council Members:

The Warranty Obligation in the amount of \$37,700 expires July 7, 2007 and is scheduled for review by the Parish Council at the June 7, 2007 meeting.

The developer was notified on April 23, 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. Asphalt roadway needs to be broomed for a meaningful inspection to be made;
2. Roadside ditches are holding water and need to be re-graded to provide positive flow;
3. Need permanent street name signs;
4. Need permanent traffic signs;
5. Blue reflectors need to be replaced;
6. Temporary turn-arounds need to be re-graded and remove concrete "wash out";
7. Provide a status of "Playing Field Area" construction.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Dean
Mr Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Cooper Engineering, Inc.



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Kevin Davis
Parish President

May 25, 2007

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

Re: Plantation Subdivision (Country Meadow)
WARRANTY OBLIGATION (\$13,200)

Honorable Council Members:

The Warranty Obligation in the amount of \$13,200 expires July 31, 2007 and is scheduled for review by the Parish Council at the June 7, 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.

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 stop sign, no outlet sign & speed limit signs; MPH determined by your engineer;
3. Need base test results;
4. Need asphalt test results.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Russell Fitzmorris Ms. Leslie Long
 Mr. Ron Keller Mr. Earl J. Magner, P.E.
 Mr. Greg Gordon Mr. Robert Rathe
 Mr. Shannon Davis Cooper Engineering, Inc.