

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2029

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>
COVINGTON INDUSTRIAL PARK AMOUNT: \$56,400 EXPIRES: APRIL 28, 2007 WARD: 3 DISTRICT: 2	RELEASE L.O.C. UPON EXPIRATION TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
DOMINION S/D, PH 1 AMOUNT: \$56,500 EXPIRES: MARCH 16, 2007 WARD: 1 DISTRICT: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
KOOP DRIVE OFFICE PARK AMOUNT: \$9,900 EXPIRES: NOVEMBER 11, 2008 WARD: 4 DISTRICT: 7	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
VINTAGE COURT S/D, PH 1 AMOUNT: \$21,300 EXPIRES: APRIL 7, 2007 WARD: 3 DISTRICT: 5	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
WILLOW BEND S/D, PHASE 1 AMOUNT: \$26,000 EXPIRES: APRIL 11, 2007 WARD: 1 DISTRICT: 1	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
RIVER OAKS S/D, PH 10-B-2 AMOUNT: \$69,000 EXPIRES: APRIL 12, 2007 WARD: 8 DISTRICT: 13	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
ENTER THE PARISH RIGHT OF WAY 2 ND & 3 RD STREETS & MADISON AVE SOUTH ABITA SPRINGS S/D AMOUNT: \$20,600 EXPIRES: APRIL 9, 2007 WARD: 3 DISTRICT: 5	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
BEDICO CREEK S/D, PH 1-A AMOUNT: \$109,300 EXPIRES: APRIL 25, 2007 WARD: 1 DISTRICT: 1	EXTEND FOR ONE YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED



ST. TAMMANY PARISH

DEPARTMENT OF ENGINEERING

P. O. Box 628

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0-2029

Kevin Davis

Parish President

February 15, 2007

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

**Re: Covington Industrial Park
WARRANTY OBLIGATION (\$56,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$56,400 expires April 28, 2007 and is scheduled for review at the March 1, 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 public access subdivision and the Parish will maintain the roadways and roadside ditches.

Sincerely,

A handwritten signature in black ink, appearing to read "JMG", is written over a faint, illegible typed name.

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.
Mr. Uncus Favret
Cooper Engineering, Inc.



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Kevin Davis
Parish President

February 15, 2007

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

**Re: Dominion Subdivision, Phase 1
WARRANTY (\$56,500)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$56,500 expires March 16, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. The detention pond has been increased in size;
2. The roadway cracks have been repaired;
3. The blue reflectors have been replaced.

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

This is a public access subdivision and the Parish is to maintain the roadways and roadside drainage. The Homeowners Association is responsible for the maintenance of the detention pond.

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.
Mr. Joe Gustafson, P.E.
Fairway Development Group
Mr. Kelly Mc Hugh, P.E.



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Kevin Davis
Parish President

February 15, 2007

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

Re: Koop Drive Office Park
WARRANTY OBLIGATION (\$9,900)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$9,900 expires November 11, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. The detention pond has been restored;
2. Roadside ditches are functioning;
3. Traffic signs have been restored.

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

This is a public access subdivision and the Parish is responsible for the maintenance of the roadways, drainage, & detention pond.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Al Hamauei
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Shannon Davis
Mr. Earl Magner, P.E.
Golden Enterprises, LLC
Cooper Engineering, Inc.



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Kevin Davis
Parish President

February 15, 2007

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

**Re: Vintage Court Subdivision, Phase 1
 Warranty Obligation (\$21,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$21,300 expires April 7, 2007 and is scheduled for review by the Parish Council at the March 1, 2007 meeting.

The developer was notified on 12/27/2006 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. 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 12/27/2006 and remain:

- (1.) Sidewalk east of Lot #22 needs to be tied into the existing sidewalk;
- (2.) Subdivision name sign needs to be reinstalled;
- (3.) Swing set and play tower is needed at the west end as shown on the recorded plat;
- (4.) Blue reflector needs to be replaced.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gustafson", is written over a faint, illegible typed name.

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

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



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Kevin Davis
Parish President

February 15, 2007

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

**Re: Willow Bend Subdivision, Phase 1
Warranty Obligation (\$26,000)**

Gentlemen:

The Warranty Obligation in the amount of \$26,000 expires April 11, 2007 and is scheduled for review by the Parish Council at the March 1, 2007 meeting.

The developer was notified 12/27/2007 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 (s):

Punch List Items:

- (1.) Replace blue reflectors where needed;
- (2.) Complete construction of the cul de sac;
- (3.) Dry detention pond is holding water and must be restored to design plan as approved;
- (4.) Please advise as to status of your request to convert detention pond to a wet pond.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ef

xc: Hon. Marty Dean
Mr. Ron Keller
Mr. Greg Gorden
Ms. Leslie Long
Mr. Earl J. Magner, P.E.
Kelly McHugh and Associates, Inc.
Willow Bend Development



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Kevin Davis
Parish President

February 15, 2007

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

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

Gentlemen:

The Warranty Obligation in the amount of \$69,000 expires April 12, 2007 and is scheduled for review by the Parish Council at the March 1, 2007 meeting.

The Developer was notified on 12/27/2007 of 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 swales are not functioning and need to be re-graded and subsurface culverts need to be cleaned out;
- (3.) Cross culverts need to be cleaned out;
- (4.) Catch basins (flush grates) need to be cleaned;
- (5.) Street name signs need to be restored;
- (6.) Traffic signs need to be restored;
- (7.) Blue reflectors need to be restored.

Sincerely,

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

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Hon. Joe "Coach" Thomas
Mr. Greg Gorden
Ms. Leslie Long
Mr. Ron Keller
Mr. Earl J. Magner, P.E.
KLL Consultants
Sunrise Construction and Development



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Kevin Davis
Parish President

February 15, 2007

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

Re: Enter Parish R.O.W (Resolution No. 05-104)
2nd & 3rd Streets & Madison Ave.
South Abita Springs S/D
WARRANTY OBLIGATION (\$20,600)

Honorable Council Members:

The Warranty Obligation in the amount of \$20,600, expires April 19, 2007 and is scheduled for review by the Parish Council at the March 1, 2007 meeting.

The developer was notified on 01/04/2007 by the Department of Engineering of the punch list 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. Outfall ditches need to be re-graded and erosion protection applied;
2. Cross culverts & driveway culverts need to be cleaned out to provide positive flow;
3. Remove all discarded building debris from roadway R.O.W.;
4. Replace blue reflectors;
5. Need end of road markers per our letter dated March 8, 2006.

Sincerely,

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

xc: Honorable Marty Gould
Mr. Ron Keller
Mr. Greg Gordon
Ms. Leslie Long
Mr. Earl Magner, P.E.
Cooper Engineering, Inc.
Advance Mortgage Co., LLC



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Kevin Davis
Parish President

February 15, 2007

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

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

Gentlemen:

The Warranty Obligation in the amount of \$109,300 expires April 25, 2007 and is scheduled for review by the Parish Council at the March 1, 2007 meeting.

The developer was notified on 12/27/2007 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 item(s) remain:

- (1.) Roadside swales need to be graded to provide positive flow to the flush grates;
- (2.) Blue reflectors need to be replaced where needed;
- (3.) All cul de sacs need to be completed.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gustafson", is written over the typed name.

Joseph M. Gustafson, P.E.
Parish Engineer

JMG/ak

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