

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2083

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>
FOX BRANCH ESTATES, PH2 AMOUNT: \$41,800 EXPIRES: JUNE 16, 2007 WARD: 1 DISTRICT : 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
THE DOMINION, PH 2 AMOUNT: \$60,000 EXPIRES: JUNE 7, 2007 WARD: 1 DISTRICT 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
JOHNNY F. SMITH MEMORIAL BUSINESS PARK AMOUNT: \$36,800 EXPIRES: JUNE 2, 2007 WARD: 9 DISTRICT: 14	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
TAMMANY MIDDLE, LLC PH 1 (HOLIDAY SQ BLVD) AMOUNT: \$23,800 EXPIRES: JUNE 20, 2007 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
BELLE POINT S/D AMOUNT: \$57,600 EXPIRES: JUNE 16, 2007 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
PENN MILL LAKES S/D PH 2A-3 AMOUNT: \$41,600 EXPIRES: JUNE 14, 2007 WARD: 3 DISTRICT: 3	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
NATCHEZ TRACE S/D AMOUNT: \$90,000 EXPIRES: JUNE 27, 2007 WARD: 1 DISTRICT: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
NORMANDY OAKS S/D, PH1 AMOUNT: \$36,400 EXPIRES: JUNE 22, 2007 WARD: 1 DISTRICT: 1	RELEASE L.O.C UPON EXPIRATION TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM



**ST. TAMMANY PARISH**  
DEPARTMENT OF ENGINEERING  
P. O. BOX 628  
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FAX: (985) 898-5205  
e-mail: eng@stpgov.org

*Kevin Davis*  
*Parish President*

*C-2083*

April 20, 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 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03/13/2007 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 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 03/13/2007 and remain:

1. Roadside ditches are silted up and holding water. Ditches need to be re-graded to have positive flow;
2. Replace blue reflectors as needed;
3. Check all signage for needed repair.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

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



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*Kevin Davis*  
*Parish President*

*C-2083*

April 20, 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 is in the amount of \$60,000 expires June 7, 2007 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03/22/2007 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 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 03/22/2007 and remain:

1. Culverts under sidewalks need size verification by design engineer;
2. Side walks need to be shown on as-built drawings;
3. Phase 1 & Phase 2 recorded plats need to have act of correction stating that sidewalks will be maintained by the homeowner's association;

Sincerely,

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.  
Kelly McHugh & Associates  
Fairway Development



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*Kevin Davis*  
*Parish President*

*0-2083*

April 20, 2007

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

**Re: Johnny F. Smith Memorial Business Park  
Warranty Obligation (\$36,800)**

Honorable Council Members:

The Warranty Obligation in the amount of \$36,800 expires June 2, 2007 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03/12/2007 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 to be re-graded to provide positive flow;
2. Outfall ditches are silted up and need to be re-graded to provide positive flow;
3. Replace blue reflectors where needed.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Hon. Ken Burkhalter  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner, P.E.  
Kelly McHugh & Associates  
Paris Properties



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*Kevin Davis*  
*Parish President*

*C-2083*

April 20, 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 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03-12-2007 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 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.

This following Punch List items were submitted to the developer on 03/12/2007 and remain:

Punch List Items:

1. Roadway cracks and construction joints must be properly sealed with joint sealed with joint sealer. The cracks must be raked out and remove all loose material and sealed;
2. Restore barrier curbs at cross over where damaged;
3. Fill and sod all sink holes and ruts in median and shoulders;
4. Remove pipes and plastic chains from in front of "Daiquiris and Cream" property within roadway right of way;
5. Replace missing street name sign;
6. Replace missing "stop signs";

Sincerely,

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.  
Duplantis Design Group  
Mr. Mike Saucier (Gulf State Real Estate)



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*Kevin Davis*  
*Parish President*

April 20, 2007

*C-2083*

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

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

Honorable Council Members:

The Warranty Obligation in the amount of \$57,600 expires June 16, 2007 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03/12/2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least 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 item(s) remain:

1. Roadside ditches are silted up and holding water. Ditches need to be re-graded to provide positive flow;
2. Cross culverts need to have silt removed;
3. Replace blue reflectors where needed;
4. Detention pond slopes need to be graded to eliminate rainwash gullies; erosion control needs to be applied and a mature stand of grass existing before the Parish can accept for operation and maintenance.

Sincerely,

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.  
Belle Point Development  
Kelly McHugh & Associates



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*Kevin Davis*  
*Parish President*

April 20, 2007

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

*C-2083*

**Re: Penn Mill Lakes S/D, Phase 2A-3  
Warranty Obligation (\$41,600)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$41,600 expires June 14, 2007 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03-12-2007 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 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.

This following Punch List items were submitted to the developer on 03/12/2007 and remain:

1. Revise as-built to show how the Northwest pond drains into the east west ditch;
2. Revise as-built to show 6" pvc culvert draining the Northeast pond into the drainage easement along the eastern line of the subdivision;
3. What is the status of construction of the pavilion/pool and volleyball courts within this phase?
4. Revise as-built to show asphalt path between lots 241/242;
5. Erosion protection is needed on outfall canal banks between lot 301/302;
6. Replace blue reflectors as needed.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/ak

xc: Honorable James "Red" Thompson  
Mr. Ron Keller  
Mr. Greg Gordon  
Ms. Leslie Long  
Mr. Earl Magner, P.E.

Cooper Engineering, Inc.  
Penn Mill Lakes, LLC



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*Kevin Davis*  
*Parish President*

April 20, 2007

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

*C-2083*

**Re: Natchez Trace, Phase 1  
Warranty Obligation (\$90,000)**

Honorable Council Members:

The Warranty Obligation in the amount of \$90,000 expires June 27, 2007 and is scheduled for review by the Parish Council at the May 3, 2007 meeting.

The developer was notified on 03/12/2007 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. Roadways need to be broomed for a meaningful inspection to be made;
2. Roadside ditches are silted up and holding water. Ditches need to be re-graded to provided flow;
3. Provide this office with the status of construction of the outfall ditch downstream of Pine Crest Drive; As-Builts need to be furnished;
4. Need permanent signage;
5. Replace Blue reflectors where needed;
6. Detention pond needs proper erosion protection.

Sincerely,

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.  
Kelly McHugh & Associates  
Lonesome Development





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*Kevin Davis*  
*Parish President*

April 20, 2007

St. Tammany Parish Council  
P.O. Box 628  
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*C-2083*

**Re: Normandy Oaks Subdivision, Phase 1  
WARRANTY OBLIGATION (\$36,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$36,400 expires 06/22/2007 and is scheduled for review at the May 3, 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 roadways and roadside drainage is to be maintained by the Parish. The detention ponds are to be privately maintained.

Sincerely,

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.  
Kelly McHugh & Associates  
Wainer Brothers  
Cooper Engineering