

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2216

COUNCIL SPONSOR: BAGERT/DAVIS

PROVIDED BY: ENGINEERING DEPT.

**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 is hereby accepts the recommendations of the Department of Finance and the Department of Engineering, and approves the following action 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>
Amber Trace Townhomes Amount: \$31,900 Expires: December 13, 2007 Ward: 9 District: 11	RELEASE L.O.C THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE.
Brookstone Subdivision, Phase 2 Amount: \$25,100 Expires: January 3, 2008 Ward: 4 District: 5	RELEASE L.O.C THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE.
Brookstone Subdivision, Phase 3 Amount: \$26,300 Expires: November 4, 2007 Ward: 4 District: 5	RELEASE L.O.C THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE.
Enter Parish Right Of Way Holly Drive River Gardens Subdivision Amount: \$1,700 Expires: December 21, 2007 Ward: 8 District: 9	RELEASE L.O.C TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM.
Grand Maison Subdivision, Phase 1 Amount: \$70,000 Expires: December 15, 2007 Ward: 4 District: 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED.
Highland Oaks Subdivision, Phase 2 Amount: \$16,400 Expires: December 20, 2007 Ward: 1 District: 1	RELEASE L.O.C TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM.
River Highlands Subdivision, Phase 1 Amount: \$21,300 Expires: December 8, 2007 Ward: 3 District: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED.

Southdown Subdivision, Phase 3A  
Amount: \$42,100  
Expires: May 5, 2008  
Ward: 1 District: 1

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

Southdown Subdivision, Phase 3C  
Amount: \$27,800  
Expires: October 10, 2007  
Ward: 1 District: 1

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

Tallow Creek Subdivision, Phase 1F  
Amount: \$22,400  
Expires: December 13, 2007  
Ward: 1 District: 1

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

Tallow Creek Subdivision, Phase 1-I-1  
Amount: \$23,900  
Expires: November 17, 2007  
Ward: 1 District: 1

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

Versailles Subdivision, Phase 5A  
Amount: \$62,300  
Expires: October 27, 2007  
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@stpgov.org

C-2216

*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Amber Trace Townhomes  
Warranty Obligation (\$31,900)**

Honorable Council Members:

The Warranty Obligation in the amount of \$31,900 expires December 13, 2007 and is scheduled for review by the Parish Council at the November 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 private subdivision and the parish will not be responsible for any maintenance.

Sincerely,

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

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Steve Stefancik  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Hitt Development  
J.V. Burkes & Associates



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C-2216

*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Brookstone Subdivision, Phase 2  
Warranty Obligation (\$25,100)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$25,100 expires January 3, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadways are in satisfactory condition;
2. Shoulders have been sodded;
3. Roadside drainage has been regraded;
4. Debris has been removed from the road R.O.W.

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,

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

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Gould  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
B.I.L. LLC  
McHugh & Associates



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*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Brookstone Subdivision, Phase 3  
Warranty Obligation (\$26,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$26,300 expires November 4, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadways are in satisfactory condition;
2. Roadside swales have been regraded;
3. Outfall culvert has been repaired and gratings have been placed at the discharge end;

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,

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

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Gould  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
B.I.L. LLC  
McHugh & Associates



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*Parish President*

October 19, 2007

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

**Re: Enter Parish R.O.W. (Resolution No.04-257 )  
Holly Drive  
River Gardens Subdivision  
Warranty Obligation (\$1,700)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$1,700 expires December 21, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadway has been constructed;
2. Signage is in place.

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for maintenance of roads and roadside drainage.

Sincerely,

A handwritten signature in black ink, appearing to read "JMG", is written over the typed name of Joseph M. Gustafson.

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Barry Bagert  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
Mr. John Finch



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*Parish President*

October 19, 2007

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

**Re: Grand Maison Subdivision, Phase 1  
Warranty Obligation (\$70,000)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$70,000 expires December 15, 2007 and is scheduled for review by the Parish Council at the November 1, 2007 meeting.

The developer was notified verbally during a joint inspection on August 10, 2007 by the Department of Engineering of the punch list items required and for his engineer to certify to this office 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 September 10, 2007 and remains.

1. Outfall ditches are holding water and need to be regraded or possibly use a culvert;
2. Detention pond needs to be regraded to eliminate rain wash. A mature stand of grass is required before the Parish can accept maintenance responsibilities.
3. AS-BUILT drawing is needed that indicates that the detention pond has been constructed to Parish standards;
4. Replace blue reflectors as required;
5. The 24 inch RCP and junction box at the detention pond outfall needs to be constructed;
6. Remove debris and large metal container from the vicinity of the outfall structure;
7. As-Built drawing is needed showing updated information;
8. Construct drainage ditch between lots # 4/5 so that "green space" can drain.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Gould  
Mr. Ron Keller  
Mr. Greg Gorden

Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Kelly McHugh & Associates

Bennett Bros.



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C-2216

*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Highland Oaks Subdivision, Phase 2  
Warranty Obligation (\$16,400)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$16,400 expires December 20, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Shoulders have been dressed and sodded;
2. Ditches have been graded to provide positive flow;
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 is responsible for maintenance of roadways and roadside drainage. The Homeowners Association is responsible for maintenance of detention ponds.

Sincerely,

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

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
Aymond Development, LLC  
CEI





## ST. TAMMANY PARISH

DEPARTMENT OF ENGINEERING  
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C-2216

Kevin Davis  
Parish President

October 19, 2007

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

**Re: River Highlands Subdivision, Phase 1  
Warranty Obligation (\$21,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$21,300 expires December 8, 2007 and is scheduled for review by the Parish Council at the November 1, 2007 meeting.

The developer was notified on August 17, 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 date shown.

The following Punch List items were submitted to the developer on August 17, 2007 and remains.

1. Rain wash erosion has created severe crevasses in road shoulders, roadside ditches, outfall ditches and detention ponds; all erosion must be repaired. A mature stand of grass is required before the Warranty Obligation can be released;
2. Invert elevations of all ditches must be confirmed by the developer's engineer;
3. Cross culverts must be cleaned out;
4. Restore all traffic and street name signs;
5. Replace blue reflectors as needed;
6. Advise this office as to the status of the left turn and traffic signal at LA Hwy 190 north into the subdivision. Need certification from LA DOTD.
7. Roadside ditches need to be regraded to remove silt. New AS-BUILT elevations are needed to ensure positive flow.
8. Adequate silt abatement measures are not being employed to prevent silt from washing into roadway. This must be installed immediately.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden

Ms. Leslie Long  
Mr. Earl J. Magner, P.E.  
Klye Associates, LLC

Abita River, LLC



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*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Southdown Subdivision, Phase 3A  
Warranty Obligation (\$42,100)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$42,100 expires May 5, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Repaired Lalanne Road
2. Roadside ditches regraded to provide positive flow;
3. Traffic signage has been replaced.

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for maintenance of roads and drainage. There are no detention ponds in this phase.

Sincerely,

A handwritten signature in black ink, appearing to read "JMG", written over the typed name of the signatory.

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
Southdown, LLC  
McHugh & Associates



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C-2216

*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Southdown Subdivision, Phase 3-C  
Warranty Obligation (\$27,800)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$27,800 expires October 10, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadways are in satisfactory condition;
2. Roadside swales have been regraded to provide positive flow;
3. All signage has been restored;
4. Blue reflectors have been replaced.

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for maintenance of roads and drainage. There are no detention ponds in this phase.

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
Southdown, LLC  
McHugh & Associates



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C-2216

*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Tallow Creek Subdivision, Phase 1F  
Warranty Obligation (\$22,400)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$22,400 expires December 13, 2007.

This office has inspected the site. The following work has been satisfactorily completed:

1. Rollover curbs have been repaired;
2. Blue reflectors have been replaced;
3. Roadway has been broomed.

Therefore it is recommended that the Warranty Obligation be released.

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

Sincerely,

Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Shannon Davis  
Mr. Earl J. Magner, P.E.  
Lonesome Development  
J.V. Burkes & Associates



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*0-2216*

*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Tallow Creek Subdivision, Phase 1-I-1  
Warranty Obligation (\$23,900)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$23,900 expires November 17, 2007.

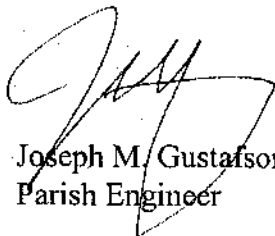
This office has inspected the site. The following work has been satisfactorily completed:

1. Roadways are in satisfactory condition;
2. Blue reflectors have been replaced;

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for maintenance of roads and drainage. There are no detention ponds in this phase.

Sincerely,



Joseph M. Gustafson, P.E.  
Parish Engineer

JMG/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Shannon Davis  
Mr. Earl J. Magner, P.E.  
Lonesome Development  
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*Kevin Davis*  
*Parish President*

October 19, 2007

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

**Re: Versailles Subdivision, Phase 5-A  
Warranty Obligation (\$62,300)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$62,300 expires October 27, 2007.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Blue reflectors have been replaced;
2. Drainage grate has been retrofitted to receive drainage;
3. Roadside swales have been regraded;

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for maintenance of roads and drainage. There are no detention ponds in this phase.

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/bas

xc: Honorable Marty Dean  
Mr. Ron Keller  
Mr. Greg Gorden  
Ms. Leslie Long  
Ms. Shannon Davis  
Mr. Earl J. Magner, P.E.  
I.M. Land Development, LLC  
McHugh & Associates