

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2336

COUNCIL SPONSOR: BINDER/DAVIS PROVIDED BY: ENGINEERING

A RESOLUTION ESTABLISHING PERFORMANCE AND 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.

PERFORMANCE

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Angelic Estates (aka The Birg) Subdivision Phase 1A Amount: \$26,000 Expires: April 30, 2008 Ward: 3 District: 5	PERFORMANCE OBLIGATION EXTEND FOR SIX (6) MONTHS OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED

WARRANTY

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Abney Farms Subdivision Amount: \$6,000 Expires: May 8, 2008 Ward: 8 District: 9	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
Castine Oaks Subdivision, Phase 1 Amount: \$2,700 Expired: February 23, 2008 Ward: 4 District: 10	RELEASE L.O.C. " AFTER THE FACT " TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
Magnolia Trace Subdivision Amount: \$17,640 Expires: May 8, 2008 Ward: 8 District: 9	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
Marina Beau Chene Subdivision, Section 3 Amount: \$14,400 Expires: February 23, 2009 Ward: 4 District: 4	RELEASE L.O.C. THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE

WARRANTY (continued)

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Oakley Place Subdivision Amount: \$57,800 Expires: May 8, 2008 Ward: 8 District: 9	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
The Orchard at St. Tammany Oaks Subdivision Amount: \$35,300 Expires: May 30, 2008 Ward: 3 District: 5	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
Penn Mill Lakes Subdivision, Phase 2A-3 Amount: \$41,600 Expires: June 14, 2008 Ward: 3 District: 3	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
River Oaks Subdivision, Phase 10-A Amount: \$51,100 Established: March 4, 2004 Ward: 8 District: 13	RELEASE L.O.C. "FOR THE RECORD" TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
Stirling Boulevard (Stirling Mandeville Shopping Center) Amount: \$38,200 Expires: May 2, 2008 Ward: 1 District: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
Vintage Court Subdivision, Phase 2 Amount: \$10,900 Ward: 3 District: 5	RETURN FUNDS IN ESCROW TO DEVELOPER THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE
Enter Parish Right of Way (Resolution #05-052) Agnes, Nelson, Molitor & Soult Streets Amount: \$21,100 Expires: July 11, 2008 Ward: 4 District: 7	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 _____
2008 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS
BEING PRESENT AND VOTING.

JERRY BINDER, 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

Kevin Davis
Parish President

March 20, 2008

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

Re: **Angelic Estates Subdivision, Phase 1A**
aka The Birg Subdivision
PERFORMANCE OBLIGATION (\$26,000)

Honorable Council Members:

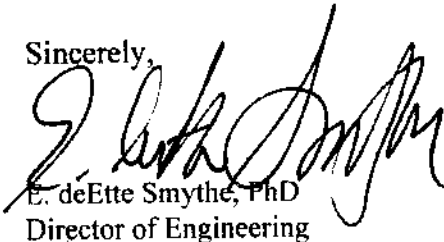
The Performance Obligation in the amount of \$26,000 expires April 30, 2008 and is scheduled for review at the April 3, 2008 meeting.

This office has inspected the site in the company of the developer and his engineer on March 13, 2008. Much of the work has been accomplished with the following punch list items remaining:

1. Final grading of the South Street ditch needs to be performed to provide positive flow to eliminate standing water;
2. Culvert on 5th Street R.O.W. is blocked and the developer needs to coordinate required work with the Department of Public Works to allow South Street ditch to properly drain;
3. Swales need to be constructed on both sides of all cul de sac N/S property lines that are located on the north side of Helenbirg Road;
4. AS-BUILT drawings of all drainage ditches and the detention pond are needed;
5. All servitude documents need to be furnished to the Department of Engineering;
6. Verification that the detention pond land is owned by the developer is needed;
7. Outfall ditches at Sandy Court, Dianna Court, and Joyce Court need to be properly constructed and erosion protection applied;
8. Cul de sac islands need to be backfilled and sodded.

Therefore, since the developer is pursuing the completion of the punch list items, it is recommended that this obligation be extended for six (6) months or until the work is satisfactorily accomplished.

Sincerely,



E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Marty Gould
Mr. James Smith
Ron Keller
Greg Gordon
Leslie Long
Earl Magner
Helenbirg Properties, LLC
By: Velvet Pines Developers, LLC
Cooper Engineering
Ned R. Wilson, P.L.S.



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Parish President

March 20, 2008

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

Re: **Abney Farms Subdivision**
WARRANTY OBLIGATION (\$6,000)

Honorable Council Members:

The Warranty Obligation in the amount of \$6,000 expires May 8, 2008 and is scheduled for review by the Parish Council at the April 8, 2008 meeting.

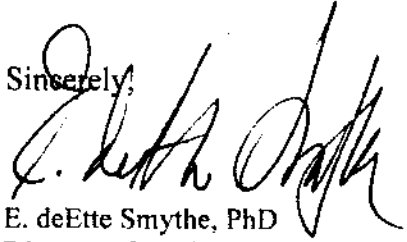
The developer was notified on January 7, 2008 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

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 remains:

1. A permanent subdivision name sign needs to be installed at the entrance to Belle Grove Court.

Sincerely,


E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Gene Bellisario
Greg Gordon
Leslie Long
Ron Keller
Earl Magner
J.V. Burkes & Associates
DJB Properties



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Kevin Davis
Parish President

March 20, 2008

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

Re: **Castine Oaks Subdivision, Phase 1**
WARRANTY OBLIGATION (\$2,700)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$2,700 expired February 23, 2008 and was called at the January 17, 2008 Parish Council meeting.

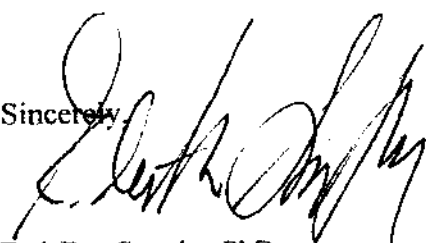
However, the following two (2) punch list items, 1) replace blue reflectors and 2) cul de sac island needs to be dressed and sodded, were completed on February 19, 2008 and inspected by the Department of Engineering. The inspection disclosed that the punch list items were satisfactorily completed.

Therefore, the Warranty Obligation was not called since the work was completed prior to expiration (February 23, 2008).

It is recommended that the Parish Council approve the release of the \$2,700 Warranty Obligation "AFTER THE FACT".

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

Sincerely,



E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Henry Billiot
Ron Keller
Greg Gordon
Leslie Long
Shannon Davis

Earl Magner
Marigny Trace Developers
Kelly McHugh & Associates



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Kevin Davis
Parish President

March 20, 2008

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

Re: **Magnolia Trace Subdivision**
WARRANTY OBLIGATION (\$17, 640)

Honorable Council Members:

The Warranty Obligation in the amount of \$17, 640 expires May 8, 2008 and is scheduled for review by the Parish Council at the April 3, 2008 meeting.

The developer was notified on January 7, 2008 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. Permanent subdivision name sign is needed;
2. Median needs to be dressed and sodded;
3. Need asphalt tie into Morgan Bluff Road to provide a smooth transition into the subdivision.

Sincerely,

E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Gene Bellisario
Greg Gordon
Leslie Long
Ron Keller
Earl Magner

J.V. Burkes & Associates
FMG/LTL, LLC



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Kevin Davis
Parish President

March 20, 2008

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

Re: **Marina Beau Chene Subdivision, Section 3**
WARRANTY OBLIGATION (\$14,400)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$14,400 expires February 23, 2009.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Subsurface drainage is functioning;
2. Revised AS-BUILT's have been furnished;
3. All signage and blue reflectors are installed.

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,

E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Reid Falconer
Ron Keller
Leslie Long
Greg Gordon
Shannon Davis
Earl Magner
Marina Developers, LLC
Kelly McHugh & Associates



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Parish President

March 20, 2008

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Covington, LA 70434

Re: **Oakley Place Subdivision**
WARRANTY OBLIGATION (\$57, 800)

Honorable Council Members:

The Warranty Obligation in the amount of \$57, 800 expires May 8, 2008 and is scheduled for review by the Parish Council at the April 3, 2008 meeting.

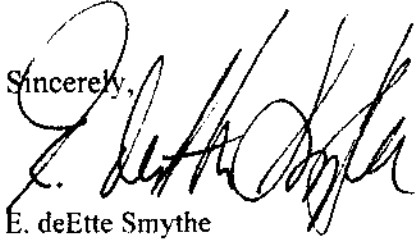
The developer was notified on January 7, 2008 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

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. Remove silt and debris "build up" from downstream side of flow through creek;
2. Need permanent subdivision name sign at Robert Road.

Sincerely,


E. deEtte Smythe
Director of Engineering

eds/knm

xc: Honorable Gene Bellisario
Greg Gordon
Leslie Long
Ron Keller
Earl Magner
J.V. Burkes & Associates
DJB Properties



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Kevin Davis

Parish President

March 20, 2008

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

Re: **The Orchard at St. Tammany Oaks Subdivision
Warranty Obligation (\$35,300)**

Honorable Council Members:

The warranty obligation in the amount of \$35,300 expires May 30, 2008 and is scheduled for review by the Parish Council at the April 3, 2008 meeting.

The developer was notified on January 4, 2008 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. Re-establish street name signs at entrance;
2. Replace blue reflectors as needed;
3. Fire hydrant at east side of subdivision is inaccessible due to fence construction. Developer must contact Environmental Services Department to resolve access issue;
4. Eliminate standing water in east detention pond, dress and sod/seed slopes;
5. Re-grade, dress and sod/seed outfall ditch from east detention pond;
6. Dress Andrew Drive right of way and place barricade signage at end of existing concrete roadway;
7. Remove temporary gate at "haul road" entrance/exit from subdivision. Access into Andrew Drive is not allowed.

Sincerely,

E. deEtte Smythe, P.E.
Director of Engineering

EDS/knm

xc: Honorable Marty Gould
Greg Gordon
Leslie Long
Ron Keller
Earl Magner
Cooper Engineering
Orchard Drives, LLC



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Kevin Davis

Parish President

March 20, 2008

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**Re: Penn Mill Lakes Subdivision, Phase 2A-3
WARRANTY OBLIGATION (\$41,600)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$41,600 expires June 14, 2008.

This office has inspected the site.

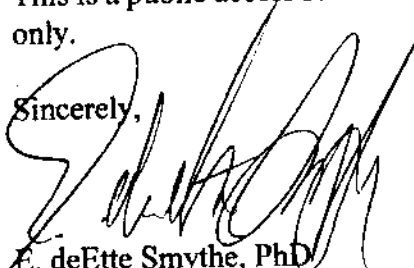
The following work has been satisfactorily completed:

- (1.) Revised As-Built has been furnished;
- (2.) Pavilion and pool have been constructed;
- (3.) Erosion protection has been placed;
- (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 roadway and roadside drainage only.

Sincerely,



E. deEtte Smythe, PhD
Director of Engineering

EDS/ef

xc: Hon. James A. "Red" Thompson
Mr. Ron Keller
Ms. Leslie Long
Mr. Greg Gorden
Mr. Shannon Davis
Mr. Earl J. Magner, P.E.
Penn Mill Lakes, LLC
Cooper Engineering, Inc.



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Kevin Davis
Parish President

March 20, 2008

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

Re: **River Oaks Subdivision, Phase 10-A**
WARRANTY OBLIGATION (\$51,100)

Honorable Council Members:

The Warranty Obligation in the amount of \$51,100 was established March 4, 2004 for a one (1) year period. It has not been extended nor released. However, the work is acceptable.

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

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

Sincerely,

E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Richard Artigue
Ron Keller
Leslie Long
Shannon Davis
Greg Gordon
Earl Magner
Sunrise Construction & Dev. Corp.
KLL Consultants



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Kevin Davis
Parish President

March 20, 2008

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

Re: **Stirling Boulevard (Stirling Mandeville Shopping Center)**
WARRANTY OBLIGATION (\$38, 200)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$38, 200 expires May 2, 2008.

This office has inspected the site.

The following work has been satisfactorily completed:

1. Roadway constructed to Parish standards;
2. Subsurface drainage is functioning;
3. All signage and blue reflectors are installed.

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

Stirling Boulevard is the main roadway in Stirling Mandeville Shopping Center. With the expiration of the Warranty Obligation, this roadway needs to be included in the Parish Selective Road Maintenance System in accordance with ordinance No. 06-1385

Sincerely,

E. deEtte Smythe
Director of Engineering

eds/knm

xc: Honorable Marty Dean
Ron Keller
Leslie Long
Greg Gordon
Shannon Davis
Earl Magner

David Scalfano P.E. & P.L.S.
Marigold Court LLC



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Kevin Davis
Parish President

March 20, 2008

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Covington, LA 70434

Re: **Vintage Court Subdivision, Phase 2**
WARRANTY OBLIGATION (\$10,900)

Honorable Council Members:

The Warranty Obligation in the amount of \$10,900 was previously called by the Parish Council and the funds were deposited into an escrow account.

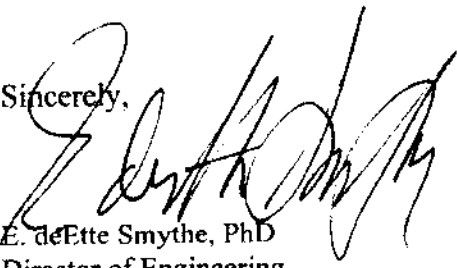
The developer has accomplished the following punch list items:

1. Volleyball court has been constructed;
2. Play tower has been constructed;
3. Walking path has been constructed;
4. Subsurface drainage is functioning.

Therefore, it is recommended that the funds in escrow be returned to the developer.

This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,



E. deEtte Smythe, PhD
Director of Engineering

eds/knm

xc: Honorable Marty Gould
Ron Keller
Leslie Long
Greg Gordon
Earl Magner
David Scalfano P.E. & P.L.S.
Marigold Court, LLC



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Kevin Davis
Parish President

March 20, 2008

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P.O. Box 628
Covington, LA 70434

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

Honorable Council Members:

The extended Warranty Obligation in the amount of \$21,100 expires July 11, 2008.

This office has inspected the site.

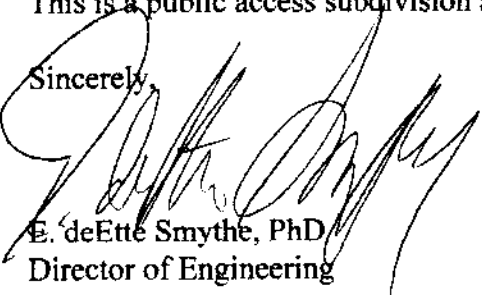
The following work has been satisfactorily completed:

- (1.) Roadside and outfall ditches have been regraded;
- (2.) All signage has been installed.

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

This is a public access subdivision and the Parish is responsible for maintenance.

Sincerely,



E. deEtte Smythe, PhD
Director of Engineering

EDS/ef

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