

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C- 2536

COUNCIL SPONSOR: BINDER/DAVIS PROVIDED BY: 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 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.

(1.)

**WARRANTY**

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Grand Maison Subdivision, Phase 2 Amount: \$41,600 Expires: January 24, 2009 Ward: 4 District: 5	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH MAINTENANCE SYSTEM
Penn Mill Lakes S/D, Phase 2C Amount: \$77,000 Expires: January 9, 2009 Ward: 3 District: 3	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
The Fountains Subdivision Amount: \$34,900 Expires: January 12, 2009 Ward: 4 District: 5	CALL L.O.C. THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE FOR ANY MAINTENANCE
River Highlands S/D, Phase 1 Amount: \$21,300 Expires: December 7, 2008 Ward: 3 District: 1	RELEASE WARRANTY OBLIGATION AND ESTABLISH A PERFORMANCE OBLIGATION FOR SIX (6) MONTHS

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:

\_\_\_\_\_  
THERESA L. FORD, 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*

November 21, 2008

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

**Re: Grand Maison S/D, Phase 2  
Warranty Obligation (\$41,600)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$41,600 expires January 24, 2009.

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

1. Detention pond# 7 slopes have been dressed and erosion protection applied;
2. Permanent signage has been installed;
3. Blue reflectors have been replaced;
4. Outfall ditch side slopes have been properly constructed.

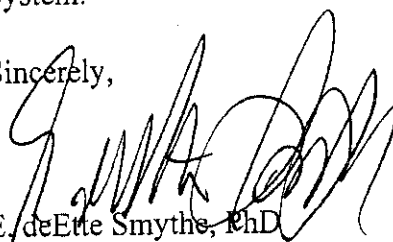
Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish will be responsible for maintenance of detention pond.

Please be advised that Phase 1 has not been accepted by the Parish in accordance with action taken on February 14, 2008. Therefore, Phase 2 of Grand Maison Subdivision can not be accepted into the Parish Selective Maintenance System until Phase 1 has been accepted into the Parish Selective Maintenance System.

Upon receipt of verification that the Parish Council has accepted Phase 1 into the Parish Selective Maintenance System Phase 2 can be accepted into the Parish Selective Maintenance System.

Sincerely,

  
E. deEtte Smythe, PhD  
Director of Engineering

EDS/chh

xc: Honorable Marty Gould  
Mr. Ron Keller, Senior Land Planner  
Mr. Greg Gorden, Director of Environmental Services  
Ms. Leslie Long, Director of Finance  
Mr. Shannon Davis, Director of Public Works  
Mr. Earl J. Magner, P.E.  
Bennett Brothers Development  
Kelly McHugh and Associates, Inc.



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*Kevin Davis*  
*Parish President*

November 21, 2008

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

**Re: Penn Mill Lakes S/D, Phase 2C  
Warranty Obligation (\$77,000)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$77,000 expires January 9, 2009 and is scheduled for review by the Parish Council at the December 4, 2008 meeting.

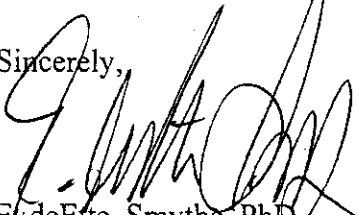
The developer was notified on September 15, 2008 by the Department of Engineering of the punch list items required and for his engineer to certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed. If not, the obligation will be 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 (1) year from the expiration date shown.

The following Punch List items were submitted to the developer on September 15, 2008 and remain:

1. In the vicinity of house construction the roadway needs to be broomed for a meaningful inspection to be made;
2. In the vicinity of house construction the shoulders and roadway swales need to have final dressing to provide positive flow across driveway swales and eventually into the catch basins (flush grates);
3. Several outfall ditches have active erosion taking place; these slopes need to be stabilized;
4. The intersection of JESSICA WAY and STEEPLE-CHASE ROAD needs to be restored;
5. Trash dumpsters that are located on asphalt roadways must be removed and roller indentations in the asphalt must be repaired;

Sincerely,

  
E. deEtte, Smythe, PhD  
Director of Engineering

EDS/chh

xc: Honorable James A. "Red" Thompson  
Mr. Ron Keller, Senior Land Planner  
Ms. Leslie Long, Director of Finance  
Mr. Greg Gorden, Director of Environmental Services  
Mr. Earl Magner, P.E.  
Cooper Engineering, Inc.  
Penn Mill Lakes, LLC



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*Kevin Davis*  
*Parish President*

November 21, 2008

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

**Re: The Fountains Subdivision  
Warranty Obligation (\$34,900)**

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$34,900 expires January 12, 2009 and is scheduled for review by the Parish Council at the December 4, 2008 meeting.

The developer was notified on September 15, 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. If not, the obligation will be automatically called.

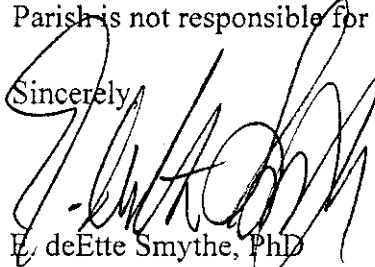
This office has not received such notification. Therefore, this obligation must be called.

The following two (2) items have not been satisfactorily resolved (i.e. improved detention and the outfall drainage).

1. The detailed plans for the improvement to the detention have not been resolved.
2. Developer's commitment to clean out the outfall ditch upon completion of improvements to downstream drainage below Hwy# 1088.

The roads and drainage remain in the ownership of the Homeowner's Association and the Parish is not responsible for any maintenance.

Sincerely,

  
E. deEtte Smythe, PhD  
Director of Engineering

EDS/chh

xc: Honorable Marty Gould  
Mr. Ron Keller, Senior Land Planner  
Mr. Greg Gorden, Director of Environmental Services  
Ms. Leslie Long, Director of Finance  
Mr. Shannon Davis, Director of Public Works  
Mr. Earl J. Magner, P.E.  
Arbor Holdings, LLC  
Scalfano Engineering



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*Kevin Davis*  
*Parish President*

November 21, 2008

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

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

Honorable Council Members:

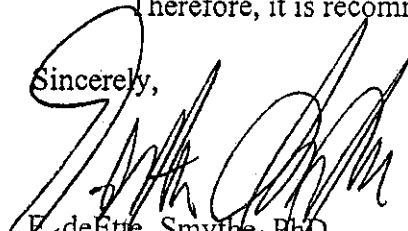
The extended Warranty Obligation in the amount of \$21,300 expires on December 7, 2008 and was CALLED at the November 6, 2008 meeting.

Even though the Warranty Obligation was CALLED, the developer requests that he be allowed to perform the required work covering the punch list items by converting the Warranty Obligation to a Performance Obligation for a period of six (6) months.

The Department of Engineering has no objection to converting the Warranty Obligation to a Performance Obligation in the amount of \$21,300.

Therefore, it is recommended that action be taken at the December 4, 2008 meeting.

Sincerely,



E. deEtte, Smythe, PhD  
Director of Engineering

EDS/chh

xc: Honorable Marty Dean  
Mr. Ron Keller, Senior Land Planner  
Ms. Leslie Long, Director of Finance  
Mr. Greg Gorden, Director of Environmental Services  
Mr. Shannon Davis, Director of Public Works  
Mr. Earl Magner, P.E.  
Abita River, LLC  
Mr. Paul Mayronne  
Kyle Associates, LLC