ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C- 2708

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.) **PERFORMANCE**

NAME OF SUBDIVISION RECOMMENDATION

Pontchartrain Oaks Estates S/D

Amount: \$31,000

Expires: July 26, 2010 Ward: 1 District: 1 PERFORMANCE OBLIGATION
RELEASE L.O.C.

THIS IS A PRIVATE SUBDIVISION AND THE PARISH IS NOT RESPONSIBLE

FOR ANY MAINTENANCE

(2.) WARRANTY

NAME OF SUBDIVISION RECOMMENDATION

Alamosa Park S/D, Phase 3A EXTEND FOR ONE (1) YEAR

Amount: \$18,000 OR UNTIL WORK IS

Expires: November 19, 2009 SATISFACTORILY ACCOMPLISHED

Ward: 4 District: 7

Terra Bella S/D, Phase 1-A-1 RELEASE L.O.C.

Amount: \$61,900 TO BE BROUGHT INTO SELECTIVE Expires: October 9, 2009 PARISH MAINTENANCE SYSTEM

Ward: 1 District: 1

District: 10

Ward: 4

Guste Island Estates S/D, Parcel A, "The Village" RELEASE WARRANTY OBLIGATION

Amount: \$31,000 AND ESTABLISH A

Expires: November 3, 2009 PERFORMANCE OBLIGATION

Ward: 1 District: 1 FOR SIX (6) MONTHS

Stonebrook S/D EXTEND FOR ONE (1) YEAR

Amount: \$10,900 OR UNTIL WORK IS

Expires: November 1, 2009 SATISFACTORILY ACCOMPLISHED

	RESOLUTION C.S. NO. <u>C-2708</u>
	PAGE2 OF2
THIS RESOLUTION HAVING BEEN SUBMITTE WAS AS FOLLOWS:	ED TO A VOTE, THE VOTE THEREON
MOVED FOR ADOPTION BY,S	ECONDED BY
YEAS:	
NAYS:	
ABSTAIN:	
ABSENT:	
THIS RESOLUTION WAS DECLARED ADOPTED ON THEDAY OF 2009 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING	
	JERRY BINDER, COUNCIL CHAIRMAN
ATTEST:	
FILEDECA I FORD COUNCIL CLERK	
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

September 18, 2009

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

Re:

Pontchartrain Oaks Estates S/D Performance Obligation (\$31,000)

Honorable Council Members:

The Performance Obligation in the amount of \$31,000 expires 7/26/10 and is scheduled for review by the Parish Council at the 10/1/09 meeting.

This office has inspected the site. All work covered by this Performance Obligation is satisfactory.

Therefore it is recommended that the Performance Obligation be released. This is a private subdivision and the Parish_i not responsible for any maintenance.

Sincerely

Director of Engineering

EDS/chh

xc:

Honorable Marty Dean

Mr. Greg Gorden

Mr. Leslie Long

Mr. Ron Keller

Mr. Shannon Davis

Mr. Earl J. Magner, Jr., P.E.

Pontchartrain Oaks Estates, LLC

Kelly McHugh & Associates, Inc.



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Kevin Davis Parish President

September 18, 2009

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

Re:

Alamosa Park Subdivision, Phase 3A

Warranty Obligation (\$18,000)

Honorable Council Members:

The Warranty Obligation in the amount of \$18,000 expires 11/19/09 and is scheduled for review by the Parish Council at the 10/1/09 meeting.

The developer was notified on 7/9/09 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 holding water and silted up. Need to be regraded to provide positive flow;
- 3. The 35' outfall ditch has received silt from adjacent construction. Silt is traveling into detention pond and eventually into the unnamed creek;
- 4. Best Management Practices are not being maintained for silt abatement within the S/D. The Parish Watershed Coordinator is hereby notified to contact you to review maintenance requirements in accordance with Parish Code;
- 5. Replace blue reflectors as needed;
- 6. Temporary cul de sac needs to be properly constructed;
- 7. The detention pond can not drain properly since the unnamed creek does not function to the invert elevations shown on the AS-BUILT drawing. Since this does not function the detention pond capacity is decreased. A solution to this change in the hydrologic study is required.

8. Construction shack and material must be removed from the road R.O.W.

Sincerely,

E./del/tfe/Smythe, PhD Director of Engineering

EDS/chh

xc:

Honorable Al Hamauei

Mr. Greg Gorden

Ms. Leslie Long

Mr. Ron Keller

Mr. Earl J. Magner, Jr., P.E.

Ms. Sabrina Schenk

Kelly McHugh & Associates, Inc.

Alamosa Park, LLC



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Kevin Davis Parish President

September 18, 2009

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

Re: Terra Bella S/D, Phase 1A-1 Warranty Obligation (\$61,900)

Honorable Council Members:

The Warranty Obligation in the amount of \$61,900 expires 10/9/09 and is scheduled for review by the Parish Council at the 10/1/09 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 shall perform all repair, maintenance and replacement of drainage conduit, drainage facilities, street surface, curbs and gutters within the street right-of-way as shown on Recorded Plat No. 4753.

The Parish is not responsible for maintenance of detention ponds, alleyways, signage and sidewalks.

Sincerely,

Director of Engineering

EDS/chh

xc:

Honorable Marty Dean

Mr. Greg Gorden

Mr. Leslie Long

Mr. Ron Keller

Mr. Shannon Davis

Mr. Earl J. Magner, Jr., P.E.

Terra Bella Group, LLC

Cooper Engineering, Inc.



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Kevin Davis Parish President

September 18, 2009

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

Re: Guste Island Estates S/D, Parcel A; "The Village" Warranty Obligation (\$31,000)

Honorable Council Members:

The extended Warranty Obligation in the amount of \$31,000 expires 11/3/09 and is scheduled to be called at the 10/1/09 meeting.

The punch list items have not been completed.

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 for a period of six (6) months in the amount of \$31,000.

Therefore, it is recommended that action be taken at the 10/1/09 meeting.

Sincerely.

E. deEtte Smythe, PhD Director of Engineering

EDS/chh

xc:

Honorable Marty Dean

Mr. Greg Gorden

Ms. Leslie Long

Mr. Ron Keller

Mr. Shannon Davis

Mr. Earl J. Magner, Jr., P.E.

Kelly McHugh & Associates, Inc.

Guste Island Holding Co., LLC



ST. TAMMANY PARISH

DEPARTMENT OF ENGINEERING P. O. Box 628 COVINGTON, LA 70434

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Kevin Davis Parish President

September 18, 2009

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

Re:

Stonebrook S/D

Warranty Obligation (\$10,900)

Honorable Council Members:

The Extended Warranty Obligation in the amount of \$10,900 expires 11/1/09 and is scheduled for review by the Parish Council at the 10/1/09 meeting.

The developer was notified on 7/1/09 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 or until the work has been satisfactorily accomplished.

The following Punch List items were submitted to the developer on 7/1/09 and remain:

- 1. Subdivision name sign needs to state "STONEBROOK SUBDIVISION";
- Roadway cracks need to be "routed-out" and crack filler material applied;
- 3. Cart path needs to be constructed in accordance with typical x-section;
- 4. As-Built drawing needs to be revised to show grading at the rear of lot# 1 thru 6 drains to Mrabeau Place and not toward the private property to the west.

Sincerely

L. deEtte, Smythe, PhD Director of Engineering

EDS/chh

xc:

Honorable Henry Billiot

Mr. Greg Gorden

Ms. Leslie Long

Mr. Ron Keller

Mr. Earl Magner, Jr., P.E.

Kyle Associates, LLC.

Stonebrook Holding, LLC