

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3066

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: ENGINEERING

A RESOLUTION ESTABLISHING PERFORMANCE AND  
WARRANTY OBLIGATIONS  
SEE ATTACHMENT FOR COMPLETE DOCUMENT

WHEREAS,

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that

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 3 DAY OF March, 2011, AT A  
REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING  
PRESENT AND VOTING.

\_\_\_\_\_  
MARTIN W. GOULD, JR., 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*

February 18, 2011

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

**Re: Pine Creek Acres S/D, Phase 1B  
Warranty Obligation (\$37,800)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$37,800 expires January 27, 2012.

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

1. Asphalt roadways have been satisfactorily repaired with crack filler;
2. Roadway shoulder and ditches are satisfactory;
3. Blue reflectors have been replaced;
4. Predial servitude has been furnished;
5. Recorded plat questions have been satisfactorily addressed;
6. Cul de sac median deficiencies have been satisfactorily addressed.

Therefore it is recommended that the Warranty Obligation be released.

This is a public access subdivision and the Parish is responsible for all maintenance as specifically outlined in the Recorded Plat File No. 4826.

Sincerely,

John E. Smith  
Director of Engineering

JES/chh

xc: Honorable Marty Dean  
Mr. Shannon Davis, *w/Recorded Plat*  
Ms. Kelly Rabalais, *w/Recorded Plat*  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Earl J. Magner, Jr., P.E.  
Ms. Rebecca Lala, P.E., PTOE  
Pine Creek Development, Inc.  
Krebs, LaSalle, LeMieux Consultants, Inc.



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DEPARTMENT OF ENGINEERING  
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*Kevin Davis*

February 18, 2011

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

**Re: Enter Parish R.O.W. (Resolution No. 07-154)  
I-10 Service Road/Howze Beach Road  
Warranty Obligation (\$81,000)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$81,000 expires April 11, 2011 and is scheduled to be called at the March 3, 2011 meeting.

The punch list items have not been completed and are as follows:

1. Traffic and street name signs need to be installed in accordance with "TRAFFIC SIGNAGE PLAN" dated September 2007 sheet 13 of 24 by KLL Consultants:
  - a) Roadways that will eventually be maintained by STP must have street name signs with Blue background with YELLOW lettering. (Contact STP Public Works Department for proper color shades);
  - b) South Lake Drive, since it is a private road, must have street name signs with GREEN background with WHITE lettering;
  - c) Do not install "SIGNAL AHEAD SIGNS" at this time, since the signals are not installed;
  - d) Do not install the Stop sign in the median of West End Blvd. at the intersection of Oak Harbor Blvd.;
  - e) Need BARRICADE signage at all temporary dead ends;(contact D.O.E. for acceptable signage);
  - f) A signage plan needs to be furnished for our review of that portion of West End Blvd. previously constructed, since the Parish will be taking that portion of roadway into the Selective Parish maintenance system also. Upon approval of the signage plan those signs must be installed.
2. Silt must be removed from the roadway surface so that a meaningful inspection can be made;
3. All roadway cracks must be "routed out" and spalls removed before crack material is installed.
4. Any panels with cracks having differential settlement must be replaced;
5. Restore damaged barrier and roll over curbing and construct barrier curbing at locations not previously constructed.
6. Standing water is present at several locations along the roll over curb. Roadway needs to be retrofitted at these locations to eliminate standing water.

It is recommended that the developer 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.

Therefore, it is recommended that action be taken not to CALL the Warranty Obligation and convert to a Performance Obligation in the amount of \$81,000 for a period of six (6)months or until the work is satisfactorily completed.

*February 18, 2011*

*St. Tammany Parish Council*  
*Re: Enter Parish ROW (Resolution No 07-154)*  
*Page 2*

Sincerely,

John E. Smith  
Director of Engineering

JES/chh

xc: President Kevin Davis  
Mr. Bill Oiler  
Honorable Richard Artigue  
Mr. Ron Keller  
Mr. Shannon Davis  
Ms. Leslie Long  
Mr. Earl J. Magner, Jr. , P.E.  
Ms. Rebecca Lala, P.E., PTOE  
Tammany Holding Corp.  
Krebs, LaSalle, LeMieux Consultants, Inc.



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*Kevin Davis*

February 18, 2011

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

**Re: Palm Courts S/D  
Warranty Obligation (\$33,600)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$33,600 expires March 30, 2011 and is scheduled to be called at the March 3, 2011 meeting.

The punch list items have all been satisfactorily completed. However, the Transportation and Drainage Mandatory Impact Fee Credit Agreement is being prepared by the Parish Legal Counsel granting credit for the two (2) roadway R.O.W.s plus the impact fees previously furnished for the houses already constructed and must be executed before the Warranty Obligation can be released.

Therefore, it is recommended that action be taken not to CALL the Warranty Obligation and convert to a Performance Obligation in the amount of \$33,600 for a period of six (6) months or until the Credit Agreement is satisfactorily consummated.

Sincerely,

John E. Smith  
Director of Engineering

JES/chh

xc: President Kevin Davis  
Mr. Bill Oiler  
Honorable Marty Dean  
Ms. Kelly Rabalais  
Mr. Ron Keller  
Ms. Leslie Long  
Mr. Shannon Davis  
Mr. Earl J. Magner, Jr., P.E.  
Ms. Rebecca Lala, P.E., PTOE  
Mr. Anthony Marino  
Kelly McHugh & Associates, Inc.



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*Kevin Davis*

February 18, 2011

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

**Re: Guste Island Estates, Parcel C, Phase 2 "THE PINES"  
Warranty Obligation (\$25,500)**

Honorable Council Members:

The Warranty Obligation in the amount of \$25,500 expires April 26, 2011 and is scheduled for review by the Parish Council at the March 3, 2011 meeting.

The developer was notified on December 6, 2010 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. Roadway needs to be broomed for a meaningful inspection to be made;
2. Roadside ditches need to be regraded where standing water is present;
3. Cross culverts need to be cleaned out so that roadside ditches drain properly;
4. Replace blue reflectors where needed;
5. Sidewalks need to be constructed where lots are not existing, i.e. at the GREENSPACE;
6. An "Act of Correction" needs to be prepared stating that the SIDEWALKS are to be maintained by the Property Owners Association.

Sincerely,

John E. Smith  
Director of Engineering

JES/chh

xc: Honorable Marty Dean  
Mr. Greg Gorden  
Mr. Ron Keller  
Ms. Leslie Long  
Mr. Earl J. Magner, Jr., P.E.  
Ms. Rebecca Lala, P.E., PTOE  
Kelly McHugh & Associates, Inc.  
McInt, LLC

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-3066

COUNCIL SPONSOR: GOULD/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 Performance and Warranty Obligations are maturing in the near future; and

WHEREAS, these Performance and Warranty Obligations have been reviewed by said Departments which have made recommendations thereon to the Parish Council; and

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 action regarding Performance and 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>
Pine Creek Acres S/D, Ph. 1B Amount: \$37,800 Expires: January 27, 2012 Ward: 1 District: 1	RELEASE L.O.C. TO BE BROUGHT INTO THE SELECTIVE PARISH SYSTEM
Enter Parish R.O.W. (Resolution No. 07-154) I-10 Service Rd./Howze Beach Rd. Amount: \$81,000 Expires: April 11, 2011 Ward: 9 District: 13	RELEASE WARRANTY OBLIGATION/ ESTABLISH PERFORMANCE OBLIGATION FOR SIX (6) MONTHS
Palm Courts S/D Amount: \$33,600 Expires: March 30, 2011 Ward: 1 District: 1	RELEASE WARRANTY OBLIGATION/ ESTABLISH PERFORMANCE OBLIGATION FOR SIX (6) MONTHS
Guste Island Estates, Parcel C, Ph. 2 "The Pines" Amount: \$25,500 Expires: April 26, 2011 Ward: 1 District: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED

RESOLUTION C.S. NO. 3066

PAGE 2 of 2

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 3 DAY OF MARCH, 2011, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK