

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6394

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: ENGINEERING

RESOLUTION TO TAKE ACTION ON WARRANTY AND PERFORMANCE 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.

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 recommendation 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.

<u>NAME OF SUBDIVISION</u>	<u>OBLIGATION</u>	<u>RECOMMENDATION</u>
Bedico Creek Subdivision, Parcel 13	WARRANTY	Extend for one (1) year or
Amount: \$ 60,000.00		until the work is satisfactorily
Expires: February 19, 2021		accomplished.
Ward 1, District 1		
Estates of Money Hill Plantation Subdivision	WARRANTY	Release upon expiration
Amount: \$ 65,000.00		
Expires: February 18, 2021		
Ward 6, District 6		
Grand Oaks Subdivision, Phase 2-B	WARRANTY	Extend for one (1) year or
Amount: \$ 57,200.00		until the work is satisfactorily
Expires: February 16, 2021		accomplished.
Ward 1, District 1		
The Landings at Cross Gates Subdivision, Phase 5	WARRANTY	Extend for one (1) year or
Amount: \$ 68,900.00		until the work is satisfactorily
Expires: February 20, 2021		accomplished..
Ward 8, District 9		
The Preserve at River Chase Subdivision, Phase 1A	WARRANTY	Release
Amount: \$ 28,300.00		
Expires: May 25, 2021		
Ward 1, District 1		
The Preserve at River Chase Subdivision, Phase 1B	WARRANTY	Release
Amount: \$ 14,300.00		
Expires: October 19, 2021		
Ward 1, District 1		

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 7 DAY OF JANUARY , 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance & Warranty Obligations are as follows:

- 1. Bedico Creek Subdivision, Parcel 13**
Warranty Obligation - \$60,000.00 - Extend
- 2. Estates of Money Hill Plantation Subdivision**
Warranty Obligation - \$65,000.00 - Release
- 3. Grand Oaks Subdivision, Phase 2-B**
Warranty Obligation - \$57,200.00 - Extend
- 4. The Landings at Cross Gates Subdivision, Phase 5**
Warranty Obligation - \$68,900.00 - Extend
- 5. The Preserve at River Chase Subdivision, Phase 1A**
Warranty Obligation - \$28,300.00 - Release
- 6. The Preserve at River Chase Subdivision, Phase 1B**
Warranty Obligation - \$14,300.00 - Release

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Bedico Creek Subdivision, Parcel 13	WARRANTY	Extend for one (1) year or
Amount: \$60,000.00		until the work is satisfactorily
Expires: February 19, 2021		accomplished.
Ward 1, District 1		
Estates of Money Hill Plantation Subdivision	WARRANTY	Release upon expiration
Amount: \$65,000.00		
Expires: February 18, 2021		
Ward 6, District 6		
Grand Oaks Subdivision, Phase 2-B	WARRANTY	Extend for one (1) year or
Amount: \$57,200.00		until the work is satisfactorily
Expires: February 16, 2021		accomplished.
Ward 1, District 1		
The Landings at Cross Gates Subdivision, Phase 5	WARRANTY	Extend for one (1) year or
Amount: \$68,900.00		until the work is satisfactorily
Expires: February 20, 2021		accomplished.
Ward 8, District 9		
The Preserve at River Chase Subdivision, Phase 1A	WARRANTY	Release
Amount: \$28,300.00		
Expires: May 25, 2021		
Ward 1, District 1		
The Preserve at River Chase Subdivision, Phase 1B	WARRANTY	Release
Amount: \$14,300.00		
Expires: October 19, 2021		
Ward 1, District 1		



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 22, 2020

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

Re: Bedico Creek Subdivision, Parcel 13
Warranty Obligation - \$60,000.00 - LOC #30086684

Mr. Waltemath,

The Warranty Obligation in the amount of \$60,000.00 expires February 19, 2021 and is scheduled for review by the Parish Council at the January 7, 2021 meeting.

In accordance with the St. Tammany Parish Government Code of Ordinances, Part II " Land Development Code," Chapter 125 "Subdivision Regulations," Section 125-210 "Warranty and Performance Obligations," The Department of Engineering made a visit of the site on October 16, 2020.

The developer was notified on November 6, 2020 by the Department of Engineering that an inspection was unable to be performed due to the significant amount of on-going home construction. The Department of Engineering will schedule a re-inspection for this phase of Bedico Creek in January 2021 to allow time for the on-going home construction to finalize so a meaningful inspection can be made.

Therefore, this obligation must be extended for one (1) year in order to ensure a meaningful inspection of this phase can be performed.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Watson".

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable President Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mrs. Bobbie Westerfield
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. David Waltemath, Bedico Creek Preserve, LLC
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

December 22, 2020

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

Re: Estates of Money Hill Plantation Subdivision
Warranty Obligation - \$65,000.00 - LOC #541

Ms. Dossett,

The Warranty Obligation in the amount of \$65,000.00 expires February 18, 2021 and is scheduled for review by the Parish Council at the January 7, 2021 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 is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Watson", is written over the typed name.

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable President Michael Cooper
Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mrs. Bobbie Westerfield
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Ms. Mimi Dossett, Money Hill Plantation, LLC
Mr. Eddie Powell, P.E., P.L.S., Kyle Associates, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 22, 2020

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

Re: Grand Oaks Subdivision, Phase 2-B
Warranty Obligation - \$57,200.00 - LOC #572

Honorable Council Members,

The Warranty Obligation in the amount of \$57,200.00 expires February 16, 2021 and is scheduled for review by the Parish Council at the January 7, 2021 meeting.

The developer was notified on November 6, 2020 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list item(s) remain:

1. The longitudinal cracking in front of Lots #89 - #92 needs to be repaired.
2. The asphalt failures in front of Lots #94 - #97 needs to be repaired.
3. The roadside shoulder is rutting near the corner of Lot #174 and needs to be repaired.
4. The boulders located in the Grand Oaks Blvd. right-of-way need to be removed from the right-of-way.
5. Wash out and erosion issues were observed at the outfall of the subsurface drain line between Lots #177 & #178. The erosion issues need to be corrected and the slopes armored to avoid further erosion.
6. The Drainage & Access servitude located on Parcel P2B located between Lots #101 and #102 in this phase of the development is encumbered with a fence. The encumbrance needs to be removed.
7. Blue reflectors need to be reinstalled in the vicinity of fire hydrants where missing. (Typical Comment)

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable President Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mr. Bobbie Westerfield
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. John Ploue, Trinity Developers, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 22, 2020

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

Re: The Landings at Cross Gates, Phase 5 Subdivision
Warranty Obligation - \$68,900.00 - BOND #NLA1568

Mr. Macaluso,

The Warranty Obligation in the amount of \$68,900.00 expires February 20, 2021 and is scheduled for review by the Parish Council at the January 7, 2021 meeting.

The developer was notified on November 6, 2020 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list item(s) remain:

1. Cracked and damaged curbing needs to be repaired throughout this phase of the development (Typical Comment);
2. Route out and fill cracks in the roadway near Lots #65 & #66;
3. Fill concrete joints with sealant as needed throughout this phase of the development (Typical Comment);
4. Wash out and erosion issues were observed at the outfalls of the subsurface drain lines between Lots #51 & #52, and Lots #56 & #57. The erosion issues need to be corrected, the banks stabilized and/or armored and the wash out under the pipes at the outfalls reestablished;
5. Blue reflectors need to be reinstalled in the vicinity fire hydrants where missing (Typical Comment).

This office has not received such notification. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Watson".

Jay B. Watson, P.E.
Parish Engineer

xc: Honorable Michael Cooper
Honorable Mike M. Smith
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mrs. Bobbie Westerfield
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. James Macaluso, MAC Development, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 22, 2020

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

Re: The Preserve at River Chase Subdivision, Phase 1A
Warranty Obligation - \$28,300.00 - CASH IN ESCROW

Honorable Council Members,

The Warranty Obligation in the amount of \$28,300.00 expires May 25, 2021 and is scheduled for review by the Parish Council at the January 7, 2021 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. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5763.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Watson".

Jay B. Watson, P.E.
Parish Engineer

Attachment: The Preserve at River Chase Subdivision, Phase 1A Recorded Plat File No. 5763

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Ms. Tim Brown
Ms. Bobbie Westerfield
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Mark Salvetti, Stirling Properties, LLC
Mr. Lucas Knepper, SLD Company



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

December 22, 2020

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

Re: The Preserve at River Chase Subdivision, Phase 1B
Warranty Obligation - \$14,300.00 - CASH IN ESCROW

Honorable Council Members,

The Warranty Obligation in the amount of \$14,300.00 expires October 19, 2021 and is scheduled for review by the Parish Council at the January 7, 2021 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. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5800.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Watson".

Jay B. Watson, P.E.
Parish Engineer

Attachment: The Preserve at River Chase Subdivision, Phase 1A Recorded Plat File No. 5800

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Ms. Tim Brown
Ms. Bobbie Westerfield
Ms. Deborah Henton
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Mark Salvetti, Stirling Properties, LLC
Mr. Lucas Knepper, SLD Company

