

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6619

COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: ENGINEERING

RESOLUTION TO TAKE ACTION ON PERFORMANCE AND/OR WARRANTY OBLIGATIONS

WHEREAS, The Department of Finance and the Department of Engineering have notified the Parish Council that certain securities for subdivision Performance and/or Warranty Obligations are maturing in the near future; and

WHEREAS, these Performance and/or 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/or 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>
Abita Lakes Subdivision, Phase 3-B-2	WARRANTY	Release
Amount: \$ 65,000.00	(Extended)	
Expires: August 27, 2022		
Ward 6, District 10		
Alexander Ridge Subdivision, Phase 3-D	WARRANTY	Release
Amount: \$ 27,725.00	(Extended)	
Expires: June 25, 2023		
Ward 3, District 2		
Arundel Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$ 27,750.00		until the work is satisfactorily
Expires: July 2, 2022		accomplished.
Ward 1, District 1		
Ashton Parc Subdivision, 5th Filing	WARRANTY	Release upon expiration
Amount: \$ 93,200.00		
Expires: July 6, 2022		
Ward 8, District 8		
Bedico Creek Subdivision, Parcel B	WARRANTY	Extend for one (1) year or
Amount: \$ 26,250.00	(Extended)	until the work is satisfactorily
Expires: July 1, 2022		accomplished.
Ward 1, District 1		
Brentwood Estates Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$ 118,100.00	(Extended)	until the work is satisfactorily
Expires: July 16, 2022		accomplished.
Ward 4, District 5		

Coquille Subdivision, Phase 3-B	WARRANTY	Extend for one (1) year or
Amount: \$ 13,000.00		until the work is satisfactorily
Expires: July 10, 2022		accomplished.
Ward 1, District 4		
Guste Island Estates Subdivision, Parcel D-1 ”The Oaks”	WARRANTY	Extend for one (1) year or
Amount: \$ 63,100.00	(Extended)	until the work is satisfactorily
Expires: July 26, 2022		accomplished.
Ward 1, District 4		
Perrilloux Trace Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$ 27,500.00	(Extended)	until the work is satisfactorily
Expires: July 20, 2022		accomplished.
Ward 1, District 4		
River Park Crossing Subdivision, Phase 2	WARRANTY	Extend for one (1) year or
Amount: \$ 61,900.00	(Extended)	until the work is satisfactorily
Expires: July 5, 2022		accomplished.
Ward 3, District 3		
Simpson Farms Subdivision, Phase 1	WARRANTY	Release
Amount: \$ 72,700.00	(Extended)	
Expires: July 16, 2022		
Ward 3, District 3		

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 2 DAY OF JUNE , 2022, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JERRY BINDER, 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 and/or Warranty Obligations are as follows:

- 1. Abita Lakes Subdivision, Phase 3-B-2**
Extended Warranty Obligation - \$65,000.00 - Release
- 2. Alexander Ridge Subdivision, Phase 3-D**
Extended Warranty Obligation - \$27,725.00 - Release
- 3. Arundel Subdivision**
Warranty Obligation - \$27,750.00 - Extend
- 4. Ashton Parc Subdivision, 5th Filing**
Warranty Obligation - \$93,200.00 - Release
- 5. Bedico Creek Subdivision, Parcel B**
Extended Warranty Obligation - \$26,250.00 - Extend
- 6. Brentwood Estates Subdivision**
Extended Warranty Obligation - \$118,100.00 - Extend
- 7. Coquille Subdivision, Phase 3-B**
Warranty Obligation - \$13,000.00 - Extend
- 8. Guste Island Estates Subdivision, Parcel D-1 "The Oaks"**
Extended Warranty Obligation - \$63,100.00 - Extend
- 9. River Park Crossing Subdivision, Phase 2**
Extended Warranty Obligation - \$61,900.00 - Extend
- 10. Perrilloux Trace Subdivision**
Extended Warranty Obligation - \$27,500.00 - Extend
- 11. Simpson Farms Subdivision, Phase 1**
Extended Warranty Obligation - \$72,700.00 - Release

NAME OF SUBDIVISION	OBLIGATION	RECOMMENDATION
Abita Lakes Subdivision, Phase 3-B-2	WARRANTY	Release
Amount: \$65,000.00	(Extended)	
Expires: August 27, 2022		
Ward 6, District 10		
Alexander Ridge Subdivision, Phase 3-D	WARRANTY	Release
Amount: \$27,725.00	(Extended)	
Expires: June 25, 2023		
Ward 3, District 2		
Arundel Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$27,750.00		until the work is satisfactorily
Expires: July 2, 2022		accomplished.
Ward 1, District 1		
Ashton Parc Subdivision, 5th Filing	WARRANTY	Release upon expiration
Amount: \$93,200.00		
Expires: July 6, 2022		
Ward 8, District 8		
Bedico Creek Subdivision, Parcel B	WARRANTY	Extend for one (1) year or
Amount: \$26,250.00	(Extended)	until the work is satisfactorily
Expires: July 1, 2022		accomplished.
Ward 1, District 1		
Brentwood Estates Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$118,100.00	(Extended)	until the work is satisfactorily
Expires: July 16, 2022		accomplished.
Ward 4, District 5		
Coquille Subdivision, Phase 3-B	WARRANTY	Extend for one (1) year or
Amount: \$13,000.00		until the work is satisfactorily
Expires: July 10, 2022		accomplished.
Ward 1, District 4		
Guste Island Estates Subdivision, Parcel D-1 “The Oaks”	WARRANTY	Extend for one (1) year or
Amount: \$63,100.00	(Extended)	until the work is satisfactorily
Expires: July 26, 2022		accomplished.
Ward 1, District 4		
Perrilloux Trace Subdivision	WARRANTY	Extend for one (1) year or
Amount: \$27,500.00	(Extended)	until the work is satisfactorily
Expires: July 20, 2022		accomplished.
Ward 1, District 4		
River Park Crossing Subdivision, Phase 2	WARRANTY	Extend for one (1) year or
Amount: \$61,900.00	(Extended)	until the work is satisfactorily
Expires: July 5, 2022		accomplished.
Ward 3, District 3		
Simpson Farms Subdivision, Phase 1	WARRANTY	Release
Amount: \$72,700.00	(Extended)	
Expires: July 16, 2022		
Ward 3, District 3		



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Abita Lakes Subdivision, Phase 3-B-2
Extended Warranty Obligation - \$65,000.00 - LOC #SB76076L

Honorable Council Members,

The extended Warranty Obligation in the amount of \$65,000.00 expires August 27, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 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 private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over the word "Sincerely,".

Daniel P. Hill, P.E.
Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Robert Bruno, Abita Lakes, LLC
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC
Mr. Carl Perkins



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Alexander Ridge Subdivision, Phase 3D
Extended Warranty Obligation - \$27,725.00 - Bond #1001044755

Honorable Council Members,

The extended Warranty Obligation in the amount of \$27,725.00 expires June 25, 2023 and is scheduled for review by the Parish Council at the June 2, 2022 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 private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over the word "Sincerely,".

Daniel P. Hill, P.E.
Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable David Fitzgerald
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Kenneth Lopiccolo, Savannahs Community, LLC
Mr. Eddie Powell, P.E., P.L.S., Kyle Associates, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Arundel Subdivision
Warranty Obligation - \$27,750.00 - LOC #670

Honorable Council Members,

The Warranty Obligation in the amount of \$27,750.00 expires July 2, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 21, 2022 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 items remain:

1. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See Pictures #1 - #3 -Typical Comment);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established (See Pictures #4 & #5 -Typical Comment);
3. The Detention Pond, access area, top of bank and side slopes need to be regrade/reestablished. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See Pictures #6 -#8 -Typical Comment);
4. The drainage feature behind Lots #22- #24 needs to be regraded and vegetated. Install and maintain proper erosion control measures until vegetation is established (See Pictures #9 & #10);
5. The concrete roadways have been cracked and damaged in various areas. The roadways need to be repaired throughout this subdivision (See Pictures #11 & #12 -Typical Comment);
6. Concrete pavement joints need to be blown out and resealed within this subdivision (Typical Comment);
7. Both roundabout median areas were rutted and missing vegetation. These areas need to be regraded and vegetated (See Pictures #13 & #14);
8. The roadway cross-culvert between Lots #12 & #17 is buried and needs to be corrected (See Picture #15);
9. The roadway cross-culverts between Lots #2, #10 & #17 needs to be cleared of silt (See Picture #16);
10. Remove all tree stumps/roots and construction debris from the road right-of-way (See Pictures #17 & #18 - Typical Comment);
11. The light pole knocked down near West Wing Court cul-de-sac needs to be repaired (See Picture #19);
12. Install blue reflectors in the vicinity of all fire hydrants within this Subdivision (Typical Comment).

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

Sincerely,



Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on March 17, 2022

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Jim Lark, Wing 21, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, LLP













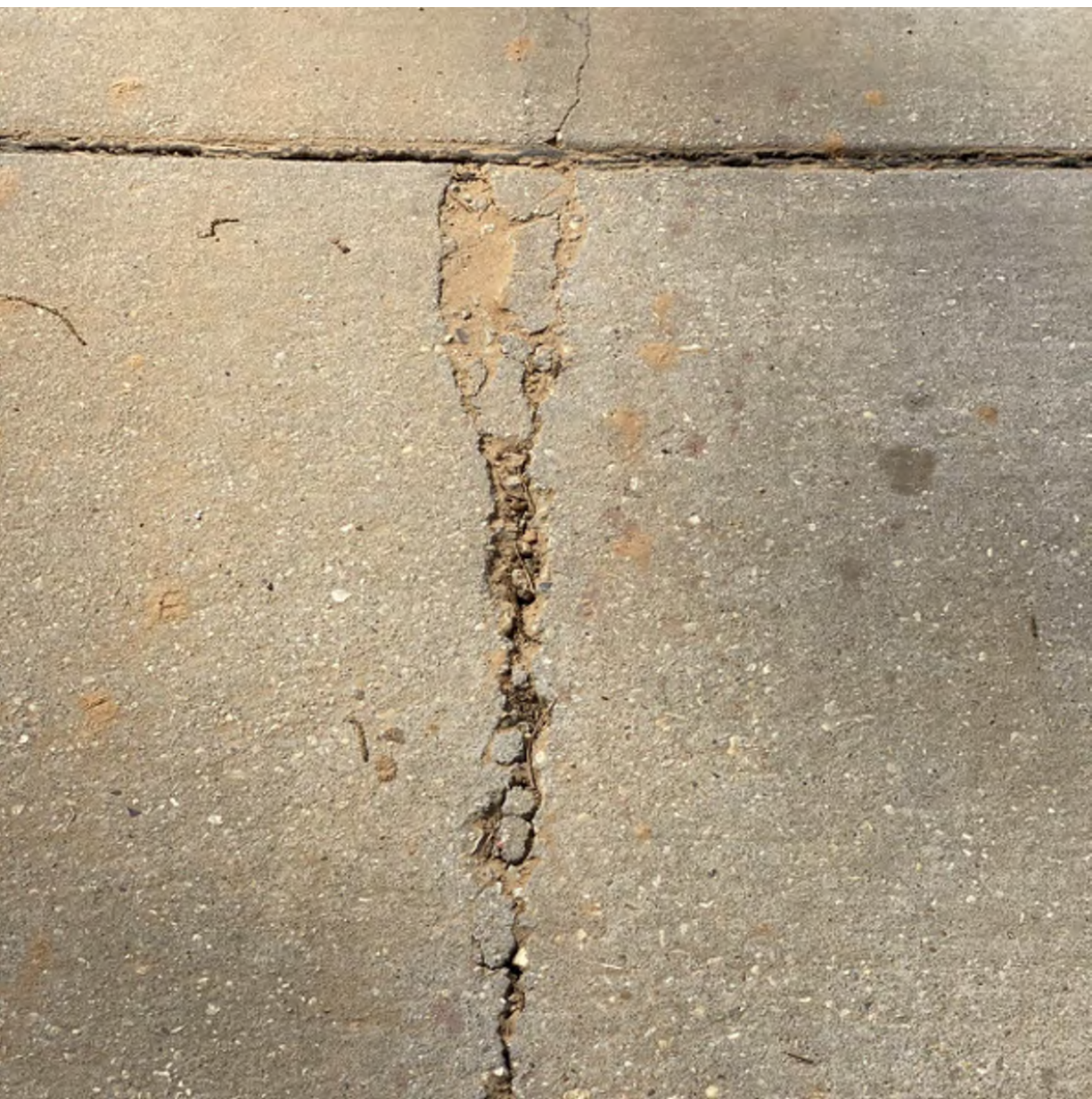




























ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Ashton Parc Subdivision, 5th Filing
Warranty Obligation - \$93,200.00 - LOC #SB76796L

Honorable Council Members,

The Warranty Obligation in the amount of \$93,200.00 expires July 6, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 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 "Daniel P. Hill", is written over the word "Sincerely,".

Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Chris Canulette
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Andrew Cahanin, First Horizon, Inc.
Mr. Murray McCullough, P.E., Benchmark Group, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Bedico Creek Subdivision, Parcel B
Extended Warranty Obligation - \$26,250.00 - LOC #2002883

Honorable Council Members,

The extended Warranty Obligation in the amount of \$26,250.00 expires July 1, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 15, 2022 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 remains:

1. On June 3, 2021 at 3:30 P.M., staff met on-site with Mr. Chandler, Mr. Hambacher and Ms. Pierson and a confirmation inspection was performed for Bedico Creek, Parcel B. The inspection disclosed that items #1-4 from the March 15, 2021 Warranty Obligation Letter (attached) have been satisfactorily addressed. The outstanding item #5 was discussed and it was agreed to that Mr. Hambacher would performed corrective measures on the "opened" drain line to regrade the area around the opening and stabilize it with Rip-Rap.

Staff has no objections to the proposed corrective methods; however, this will require the previously submitted Paving & Drainage As-Built's to be updated to include the newly constructed ditch and inlet section, as well as require an Act of Correction to be done on the Recorded Plat to include a "Drainage and Access Servitude" for this drainage feature.

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. 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 "Daniel P. Hill", is written over the word "Sincerely,".

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Warranty Obligation Letter and Representative photos from site inspection performed on March 15, 2021

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. David Waltemath, Bedico Interests, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 15, 2021

Bedico Interests, LLC
c/o Mr. David Waltemath
3520 Holiday Drive, Ste. 100
New Orleans, LA 70114

Re: Bedico Creek Subdivision, Parcel B
Warranty Obligation - \$26,250.00 - LOC #2002883

Mr. Waltemath,

The extended Warranty Obligation in the amount of \$26,250.00 expires July 1, 2021 and is scheduled for review by the Parish Council at the June 3, 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 an inspection of the site on March 15, 2021.

The inspection disclosed that the following punch list of required work must be accomplished. Your engineer must certify to this office in writing 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. The Department of Engineering will reinspect for warranty release only after receiving certification from your engineer that the work has been satisfactorily accomplished. If the work is not completed to the satisfaction of the Department of Engineering, said department shall impose a \$100.00 inspection fee for any subsequent inspection required.

Punch List Items:

1. Shoulders need to be restored and vegetated, where needed (see pictures #1 & #2);
2. The edge of roadway in front lot #175 is crushed and the roadside shoulder is holding water. Repair the edge of roadway and regrade around the catch basin between Lot #174 and Lot #175 to remove standing water (see pictures #3 & #4);
3. Remove debris and construction material from the South Fairway Drive right-of-way (see pictures #5 & #6);
4. The roadside shoulder in front of lot #176 has developed a large hole near the edge of pavement. The cause of this failure needs to be determined and a solution to fix this failure needs to be submitted to this office by the engineer of record for this subdivision (see pictures #7 & #8);
5. The subsurface pipe between lots #172 and #173 was busted open to accept drainage for a new, unauthorized ditch constructed behind lot #172. This work is not in conformance with the approved as-built plans or recorded plat. The unauthorized ditch is not within any approved drainage easement and needs to be removed/restored to reflect previously approved conditions (see pictures #9 & #10).

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Watson", is written over a faint, larger signature.

Jay B. Watson, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on March 2, 2020

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Leslie Long
Mr. Tim Brown
Ms. Bobbie Westerfield

Ms. Deborah Henton
Mr. Earl Magner
Mr. Christopher Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.



Picture #1



Picture #2

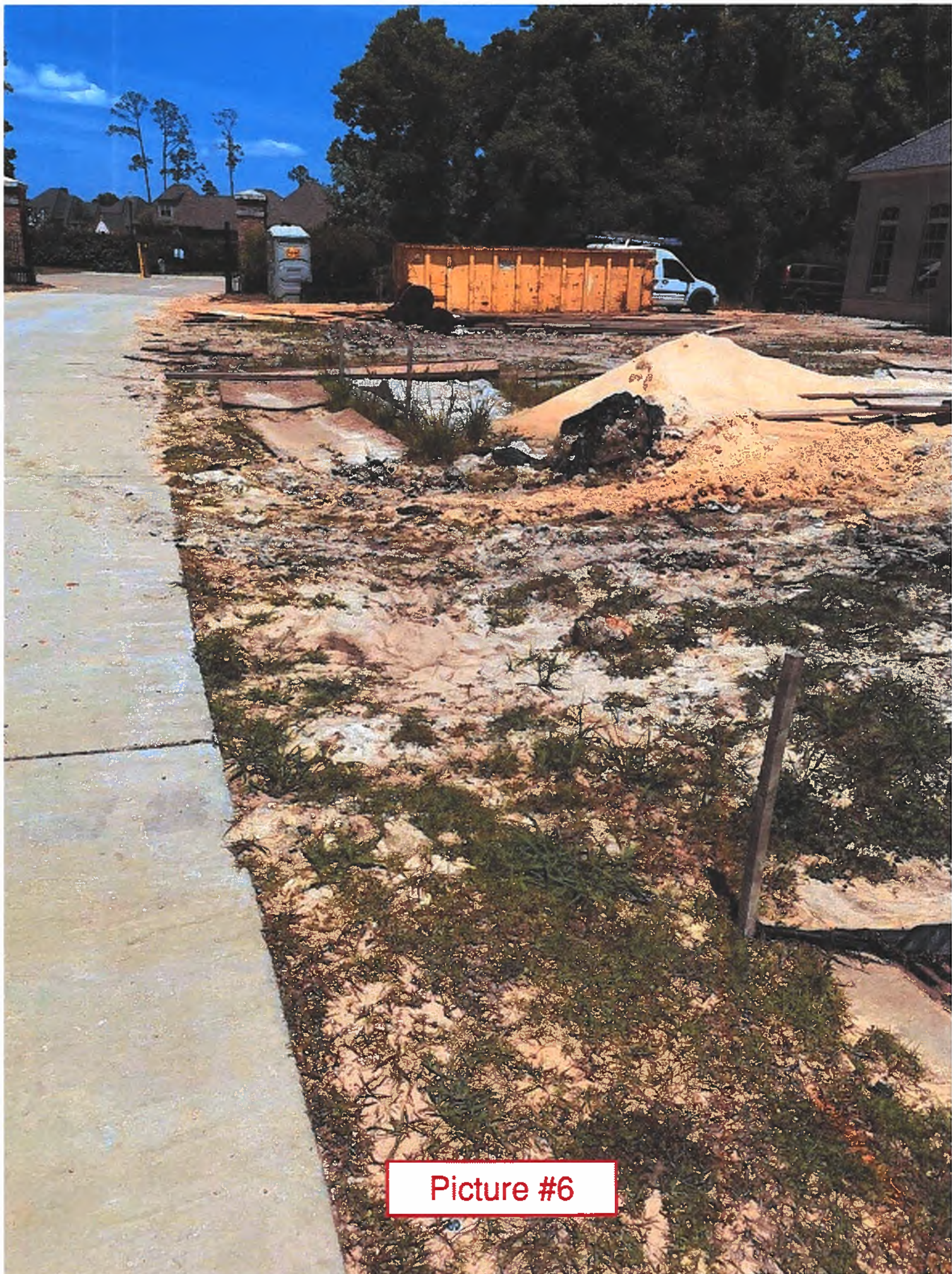


Picture #3



Picture #4





Picture #6



Picture #7



Picture #8







ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Brentwood Estates Subdivision
Extended Warranty Obligation - \$118,100.00 - LOC#652

Honorable Council Members,

The extended Warranty Obligation in the amount of \$118,100.00 expires July 16, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 31, 2022 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 items remain:

1. The broken concrete panel at the ingress of the subdivision needs to be replaced, and the turn out radius needs to be reestablished (See picture #1);
2. The concrete roadways have been cracked and damaged in various areas. The roadways need to be repaired throughout this subdivision (See pictures #2 - #8 -Typical Comment);
3. Concrete pavement joints need to be blown out and resealed within this subdivision (Typical Comment);
4. Rollover concrete curbs were damaged in the median of the Antioch Drive roundabout and in the median located at the end of Antioch Drive and need to be repaired (See pictures #9 - #12);
5. Pavement striping needs to be redone in the vicinity of the Antioch Drive roundabout (See picture #13);
6. Replace damaged blue reflector located in the vicinity of lot #80 (See picture #14);
7. Install missing blue reflectors in the vicinity of all fire hydrants within this Subdivision (See picture #15);
8. Replace/Repair leaning signage located in the vicinity of lot #59 (See Pictures #16);
9. The drainage features located behind lots within the private servitudes throughout Brentwood Estates are holding water, full of outgrown weeds and wild vegetation, some areas have dead/fallen trees, and some portions are silted in by the lack of SWPP BMP's by the individual home builders. Other portions of the drainage features were lacking adequate vegetation and positive flow. The drainage features need to be cleaned, regraded to provide positive flow and vegetated with seed or sod. Install and maintain proper erosion control measures until vegetation is established (See pictures #17 - #23);
10. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See pictures #24 - #28 -Typical Comment);
11. Culverts in the vicinity of the playground and the detention pond need to be cleared of silt (See picture #29);
12. The Detention Ponds, access areas, top of banks and side slopes need to be regrade/reestablished. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See Pictures #30 & #31 -Typical Comment);
13. Roadside shoulders need to be reestablished, brought to grade, and vegetated throughout the development (Typical comment, see pictures #32 & #33);
14. Greenspaces throughout Brentwood Estates needs to be vegetated (See pictures #34 & #35 -Typical Comment);
15. The Sharp Road's roadside ditch, in the vicinity of the subdivision entrance, is holding water and needs to be lowered and regraded per the approved Subdivision Preliminary Plans (See pictures #36 & #37);
16. The boulders within the boulevard entrance right-of-way needs to be removed (See picture #38);
17. The water meter located in the roundabout is leaking (See pictures #39 & #40).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for ~~one (1)~~ year or until the work is satisfactorily accomplished.

Sincerely,


Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on March 30, 2022

xc: Honorable Michael Cooper
Honorable Rykert Toledano
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.

Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, LLP



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23



Picture 24



Picture 25



Picture 26



Picture 27



Picture 28



Picture 29



Picture 30



Picture 31



Picture 32



Picture 33



Picture 34



Picture 35



Picture 36



Picture 37



Picture 38



Picture 39



Picture 40



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Coquille Subdivision, Phase 3-B
Warranty Obligation - \$13,000.00 - LOC #671

Honorable Council Members,

The Warranty Obligation in the amount of \$13,000.00 expires July 10, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 24, 2022 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 items remain:

1. SWPPP BMP's need to be reinstalled/maintained at the subsurface catch basins within this phase (See Pictures #1 - #3 - Typical Comment);
2. Reestablish and vegetate all roadside shoulders in this development. Install and maintain proper erosion control measures until vegetation is established (See Pictures #4 & #5 - Typical Comment);
3. The cul-de-sac at the end of Boxelder Court need to be regraded and vegetated (See Picture #6);
4. Remove trash and construction debris from the Boxelder Court Right-of-Way (See Picture #7 - Typical Comment);
5. Replace blue reflectors in the vicinity of fire hydrants where missing (Typical Comment);
6. Concrete joints need to be cleaned and repaired throughout this phase of Coquille (See Picture #8 - Typical Comment);
7. Concrete panels need repairing at the cul-de-sac and in front of Lot #96 (See Picture #9).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A blue ink signature of Daniel P. Hill, P.E. is written over the word "Sincerely,". The signature is stylized and cursive.

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on March 18, 2022

xc: Honorable Michael Cooper
Honorable Michael Lorino
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Peter Palasi, Forest Lake Estates, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Jeff Schoen, Jones Fussell, L.L.P.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Guste Island Estates Subdivision, Parcel D-1 "The Oaks"
Extended Warranty Obligation - \$63,100.00 - LOC #654

Honorable Council Members,

The extended Warranty Obligation in the amount of \$63,100.00 expires July 26, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 24, 2022 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 items remain:

1. The concrete panels in front of Lots #238, #244, #255, #260-#262 & #333 are broken and need to be repaired (See pictures #1 - #3);
2. Concrete roadway joints need to be repaired throughout this phase of Guste Island (See Picture #4 - Typical Comment);
3. Potholes observed in front of Lots #240 & #241 need to be repaired (See Pictures #5 & #6);
4. The roadside shoulders throughout this development need to be brought to grade, reestablished & vegetated (See Pictures #7 - #9 - Typical Comment);
5. The roadside ditches throughout this development need to be regraded to provide positive flow (See Picture #10 - Typical Comment);
6. Remove the trash and construction debris from the Fox Sparrow Loop Right-of-Way in front of Lot #256 (See Picture #11);
7. Ponding water observed in front of Lot #332 needs to be corrected (See Picture #12);
8. The cross culvert under Rock Dove Drive (Lots #313 - #328) is buried and needs to be corrected (See Picture #13);
9. The street name sign at the intersection of Fox Sparrow Loop and Ringneck Drive needs to be repaired (See Picture #14).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.

Director, Department of Engineering

Attachment: Representative photos from site inspection performed on March 18, 2022

xc: Honorable Michael Cooper
Honorable Michael Lorino
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Greg Intravia, McInt, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Perrilloux Trace Subdivision
Extended Warranty Obligation - \$27,500.00 - LOC #636

Honorable Council Members,

The extended Warranty Obligation in the amount of \$27,500.00 expires July 20, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 16, 2022 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 items remain:

1. A ditch will need to be re-established within the 15' drainage servitude along the north side of Perrilloux Trace. This was discussed in depth and the agreements the developer provided were reviewed with both the Director of Public Works and the Director of Engineering. It was determined that although the individual lot owners were made aware of the responsibility when purchasing the homes, the responsibility to address the punch list items remains a part of the Warranty Obligation; or,
2. As discussed during a joint site inspection performed on February 15, 2022 and the phone conversation that took place on March 16, 2022, the Parish has no objection to re-digging the existing ditch on the north side of Perrilloux Trace from Lot #1 to Lot #4 since this area provides enough fall to established the required inverts on site. While obtaining a 10' wide drainage and access servitude along the property to the north (assuming this will be granted by the property owners) since it was observed during our site visit that there is a natural drainage feature that is currently accepting the existing run off. However, before this path forward can be taken you will need to provide the Parish will written documentation that the current homeowners are denying you access or have objections to the required ditching work beginning performed on their property as discussed earlier today.

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Michael Lorino
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.

Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Larry Kornman, Coast Builders, LLC
Mr. Mark Luna, Coast Builders, LLC
Mr. Eddie Powell, P.E., P.L.S., Kyle Associates, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: River Park Crossing Subdivision, Phase 2
Extended Warranty Obligation - \$61,900.00 - Bond #30047112

Honorable Council Members,

The extended Warranty Obligation in the amount of \$61,900.00 expires July 5, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 meeting.

The developer was notified on March 29, 2022 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 items remain:

1. The As-Built Paving and Drainage Plan needs to be revised to show the newly installed drop inlet at Lot #20;
2. The newly installed drop inlet at Lot #20 is causing a sink hole adjacent to it that needs to be repaired (See Picture #1);
3. The detention pond access off of the Crestview Hills Loop cul-de-sac needs to be vegetated (See picture #2);
4. Longitudinal asphalt cracking was observed throughout the development and needs to be sealed (See Picture #3 - Typical Comment);
5. The roadside shoulders throughout this development need to be reestablished and vegetated (See Picture #4 - Typical Comment);
6. The roadside ditches throughout this development need to be regraded to provided positive flow (Typical Comment);
7. Replace blue reflectors where missing (Typical Comment);
8. A ditch was found within the Pond Drainage & Access servitude near the southwest corner of Lot #35 that is draining water from the property to the south into the detention pond. Provide clarification on this ditch and if previously existing update the D.I.S. and drainage plan to account for it (See Picture #6);
9. The pond is experiencing significant vegetation growth, this vegetation needs to be mucked out and removed from the pond (See Picture #7);
10. The downed trees and left-over construction debris need to be removed from the Pond Drainage & Access servitude area as well as Parcel GS-2 (See Picture #8);
11. A permanent headwall needs to be installed between the driveway culvert for Lot #38 and the subsurface pipes running underneath the Crestview Hills Loop cul-de-sac to permanently secure the roadside shoulder in lieu of the temporary wooden support (See Picture #9).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on March 28, 2022

xc:	Honorable Michael Cooper	Ms. Maria Robert, P.E.
	Honorable Martha Cazaubon	Mr. Chris Cloutet, P.E.
	Mr. Ross Liner, AICP, PTP, CFM	Mr. Joey Lobrano
	Mr. Jay Watson, P.E.	Ms. Jan Pavur
	Ms. Leslie Long	Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast
	Mr. Tim Brown	Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
	Mr. Theodore Reynolds, P.E.	





















ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 19, 2022

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

Re: Simpson Farms Subdivision, Phase 1
Extended Warranty Obligation - \$72,700.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$72,700.00 expires July 16, 2022 and is scheduled for review by the Parish Council at the June 2, 2022 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 #5868.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Martha Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. David Webber, Pruden Creek Partners, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh and Associates, LLC

