

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6605

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>
<b>Alexander Ridge Subdivision, Phase 3-D</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 27,725.00		until the work is satisfactorily
Expires: June 25, 2022		accomplished.
Ward 3, District 2		
<b>Hidden Creek Subdivision, Phase 1B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 23,700.00	(Extended)	until the work is satisfactorily
Expires: June 19, 2022		accomplished.
Ward 1, District 3		
<b>Lakeshore Villages Subdivision, Phase 3-B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 49,698.00		until the work is satisfactorily
Expires: June 17, 2022		accomplished.
Ward 9, District 13		
<b>Northpointe Business Park Subdivision, Phase 4</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 18,800.00	(Extended)	until the work is satisfactorily
Expires: June 25, 2022		accomplished.
Ward 1, District 3		
<b>River Park Estates Subdivision, Phase 1</b>	<b>WARRANTY</b>	Release
Amount: \$ 98,600.00	(Extended)	
Expires: February 7, 2023		
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 5 DAY OF MAY, 2022, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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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. **Alexander Ridge Subdivision, Phase 3-D**  
Warranty Obligation - \$27,725.00 - Extend
2. **Hidden Creek Subdivision, Phase 1B**  
Extended Warranty Obligation - \$23,700.00 - Extend
3. **Lakeshore Villages Subdivision, Phase 3-B**  
Warranty Obligation - \$49,698.00 - Extend
4. **Northpointe Business Park Subdivision, Phase 4**  
Extended Warranty Obligation - \$18,800.00 - Extend
5. **River Park Estates Subdivision, Phase 1**  
Extended Warranty Obligation - \$98,600.00 - Release

<b>NAME OF SUBDIVISION</b>	<b>OBLIGATION</b>	<b>RECOMMENDATION</b>
<b>Alexander Ridge Subdivision, Phase 3-D</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$27,725.00		until the work is satisfactorily
Expires: June 25, 2022		accomplished.
Ward 3, District 2		
<b>Hidden Creek Subdivision, Phase 1B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$23,700.00	<b>(Extended)</b>	until the work is satisfactorily
Expires: June 19, 2022		accomplished.
Ward 1, District 3		
<b>Lakeshore Villages Subdivision, Phase 3-B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$49,698.00		until the work is satisfactorily
Expires: June 17, 2022		accomplished.
Ward 9, District 13		
<b>Northpointe Business Park Subdivision, Phase 4</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$18,800.00	<b>(Extended)</b>	until the work is satisfactorily
Expires: June 25, 2022		accomplished.
Ward 1, District 3		
<b>River Park Estates Subdivision, Phase 1</b>	<b>WARRANTY</b>	Release
Amount: \$98,600.00	<b>(Extended)</b>	
Expires: February 7, 2023		
Ward 3, District 3		



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 20, 2022

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

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

Honorable Council Members,

The Warranty Obligation in the amount of \$27,725.00 expires June 25, 2022 and is scheduled for review by the Parish Council at the May 5, 2022 meeting.

The developer was notified on February 17, 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. Install blue reflectors in the vicinity of all fire hydrants within this phase of Alexander Ridge (See Picture #1 - Typical Comment);
2. Reseal all concrete roadway panel joints within this phase of Alexander Ridge (See Pictures #2 & #3 - Typical Comment);
3. Straighten the 15 MPH speed limit sign for the south bound movement on Terrace Lake Drive (See Picture #4).

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,

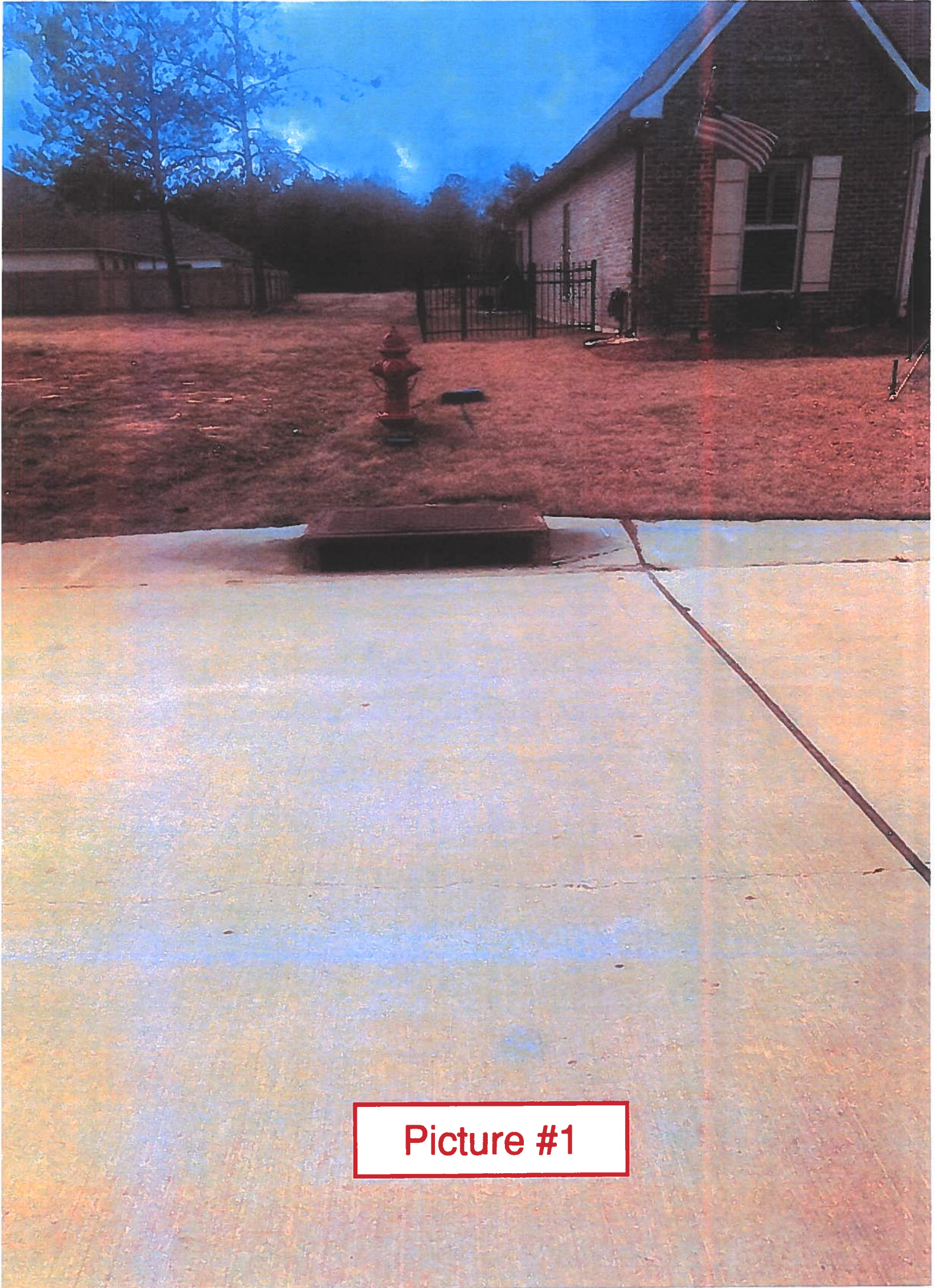
A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

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

*Attachment: Representative photos from site inspection performed on February 16, 2022*

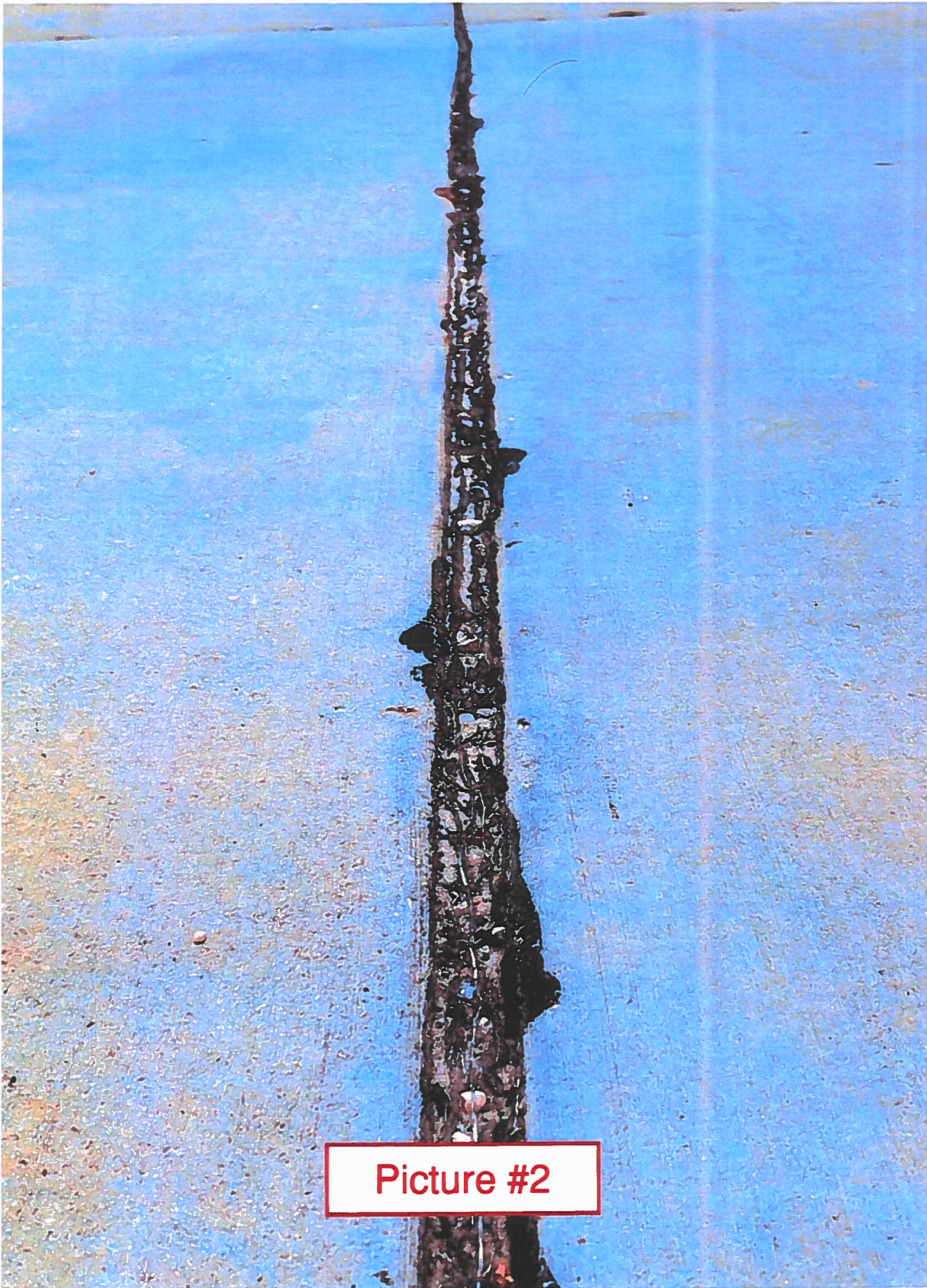
xc: Honorable Michael Cooper  
Honorable David Fitzgerald  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Joey Lobrano  
Ms. Jan Pavur  
Mr. Kenneth Lopiccolo, Savannahs Community,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





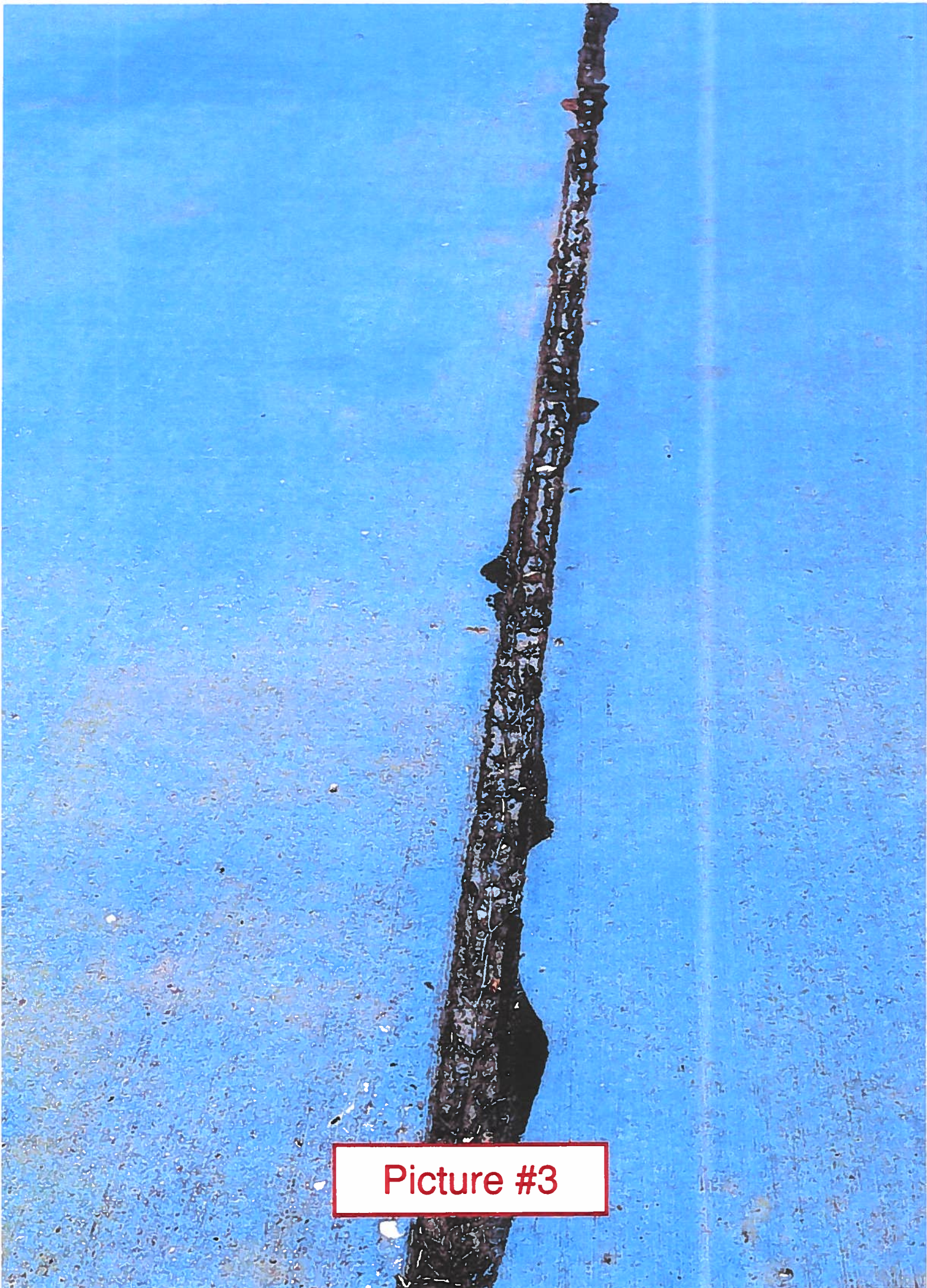
Picture #1





Picture #2





Picture #3





Picture #4





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 20, 2022

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

Re: Hidden Creek Subdivision, Phase 1B  
Extended Warranty Obligation - \$23,700.00 - CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$23,700.00 expires June 19, 2022 and is scheduled for review by the Parish Council at the May 5, 2022 meeting.

The developer was notified on February 18, 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. Replace all blue reflectors;
2. The previous "record drawing" received by this office; dated March 15, 2016, indicates that there are two (2) "FUTURE POND EXPANSION" notes on either side of the existing pond. Our records do not indicate that these two (2) expansions were ever constructed. It will be necessary that you furnish a revised record drawing indicating that they were constructed or furnish an updated hydrological report that indicates that the two existing ponds in Phase 1A and phase 1B are adequate to conform to the Parish drainage requirements;
3. An unauthorized drainage feature was dug to the north of Lot #9 that drains this area to White Chapel Road instead of through the detention ponds as required. Remove this drainage feature, regrade the area and the drainage swale to drain through the detention ponds in accordance with the drainage plan (picture attached);
4. Provide engineering certification that Ponds 3 and 4 provide the required capacity for both, required detention and fill mitigation, in accordance with the drainage study and cut/fill calculations.
5. The revised record drawing for Phase 1B dated October 1, 2019 still shows "Future Pond Expansion". See Items 2 & 4 for actions required by your engineer to provide an accurate, complete "As-Built" record drawing with current date. The "As-Built" record drawing and supporting documentation for drainage requirements (hydrologic report, cut/fill calculations, etc.) shall have consistent information throughout (ie. pipe sizes, invert elevations, etc.).

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 February 26, 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. Joseph Mistich, Hidden Creek, LLC  
Mr. Donovan Duffy, P.E., Meyer Engineers, Ltd.





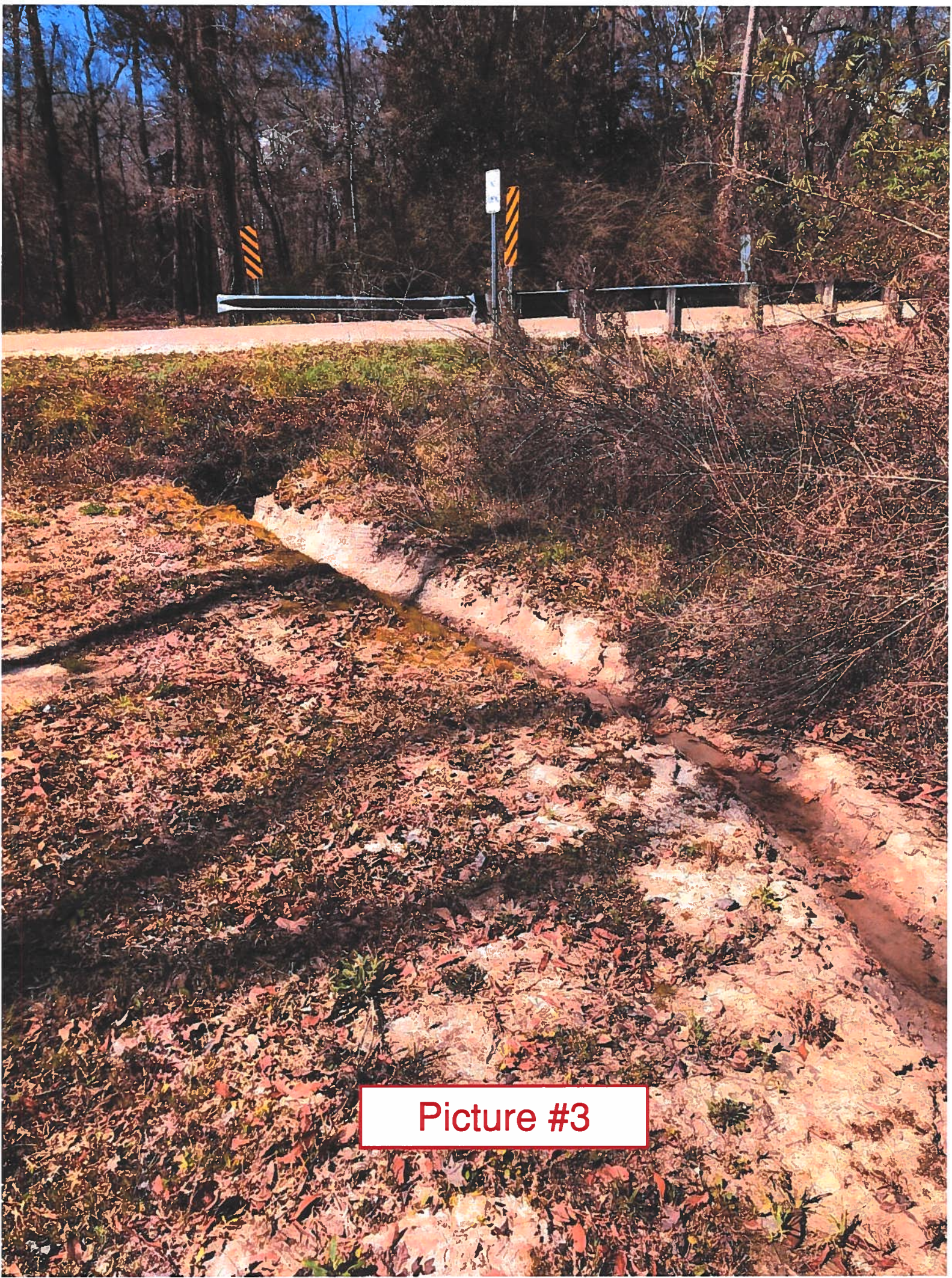
Picture #1





Picture #2





Picture #3





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 20, 2022

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

Re: Lakeshore Villages Subdivision, Phase 3-B  
Warranty Obligation - \$49,698.00 - Bond #7901040932

Honorable Council Members,

The Warranty Obligation in the amount of \$49,698.00 expires June 17, 2022 and is scheduled for review by the Parish Council at the May 5, 2022 meeting.

The developer was notified on February 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 items remain:

1. Install blue reflectors in the vicinity of all fire hydrants within this phase of Lakeshore Villages (See Picture #1 - Typical Comment);
2. Repair the damaged concrete curb at the catch basin in front of Lots #408 & #409 (See Picture #2);
3. The stop sign located at the intersection of Providence Bay Road & Windford Arbor Lane needs to be repaired/replaced (See Picture #3);
4. The slopes at the rear of Lots #398 - #405 along Providence Bay Road are not stabilized resulting in serious erosion along the pond bank. The rear of these lots needs to be reestablished and armored to eliminate further erosion (See Pictures #4 & #5).

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 February 14, 2022*

xc: Honorable Michael Cooper  
Honorable Jake Airey  
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. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP





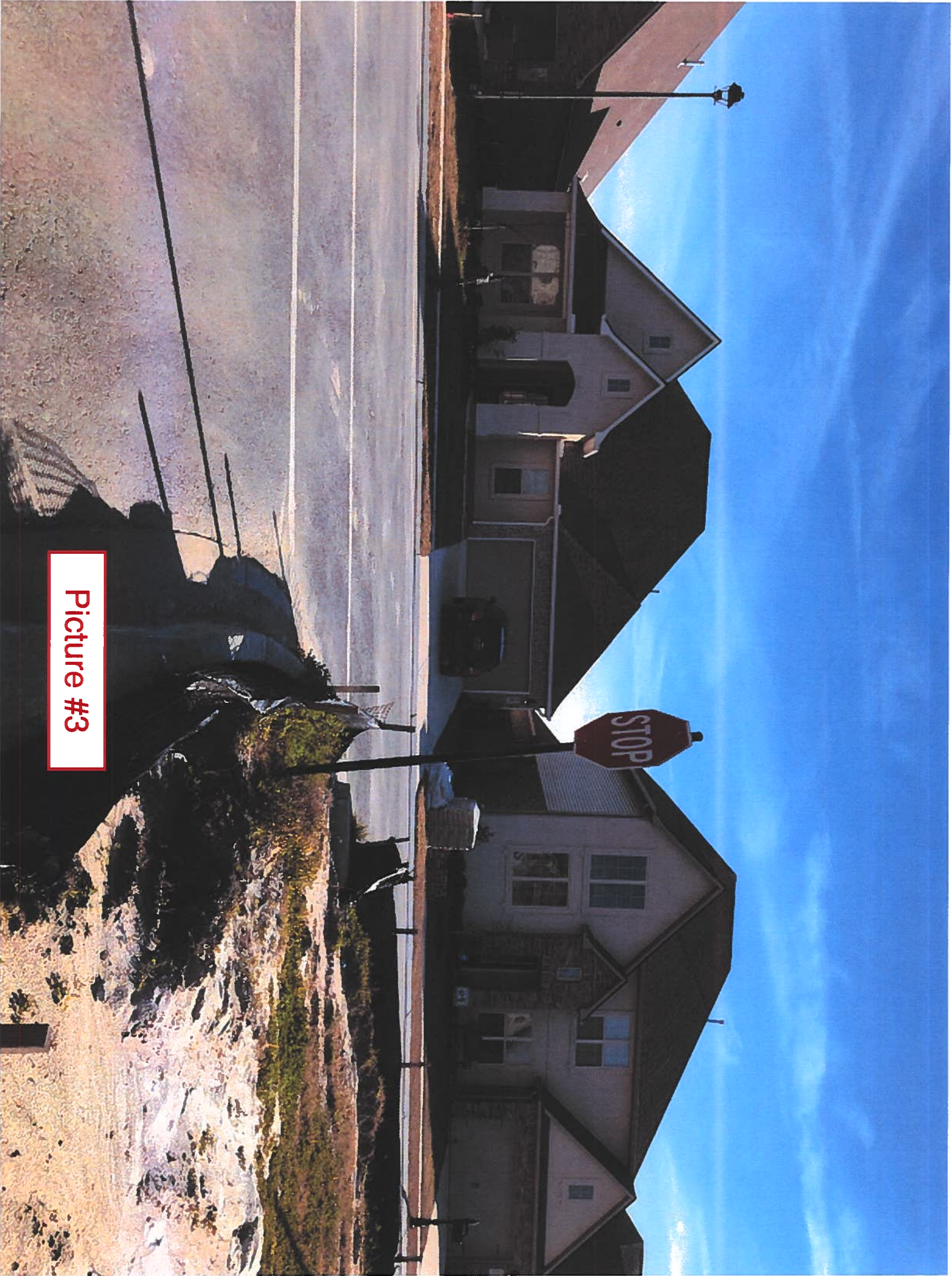
Picture #1





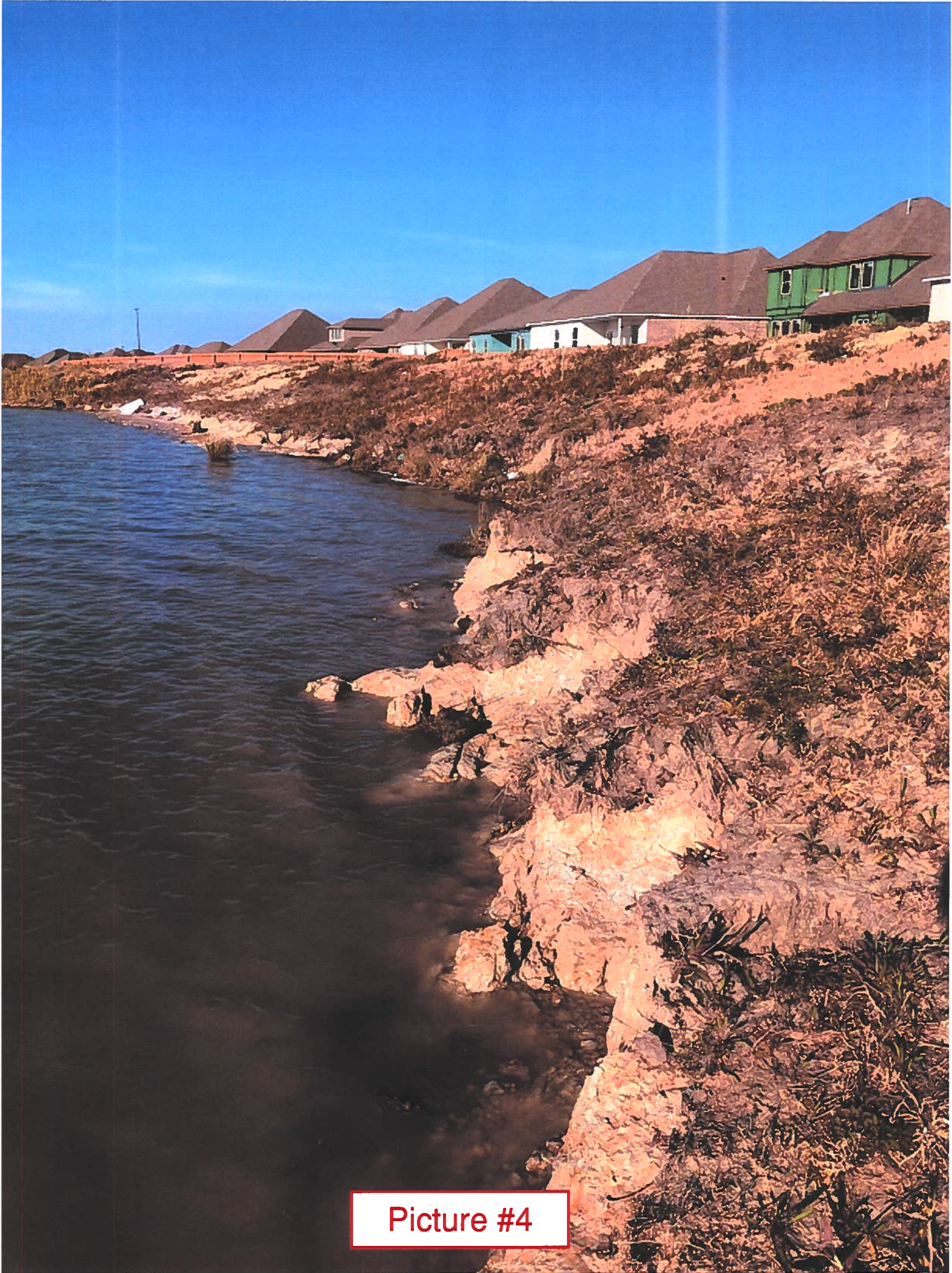
Picture #2





Picture #3





Picture #4





Picture #5





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 20, 2022

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

Re: Northpointe Business Park Subdivision, Phase 4  
Extended Warranty Obligation - \$18,800.00 - CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$18,800.00 expires June 25, 2022 and is scheduled for review by the Parish Council at the May 5, 2022 meeting.

The developer was notified on February 17, 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:

- A. The work authorized under the Unlimited Work Order for Phase 4 issued on April 4, 2020 is ongoing and needs to be completed.
  - To date the required work has commenced and is ongoing. Upon completion of the required work this office will perform a confirmation inspection of the site and draft a finalized Warranty Obligation punch list.

Additionally, the following items below were observed during the inspection performed on January 19, 2021 and to date this office has not received notification that this work has been completed:

1. Concrete joints need to be cleaned out and sealed;
2. Remove trash and litter from the Northpointe Court cul-de-sac right of way;
3. Replace blue reflectors where needed to identify fire hydrants;
4. Fire hydrant on north side of Northpointe Court in front of Fed Ex building could not be located. Clear area around fire hydrant and mark roadway with blue reflector in front of it.

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 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. Chris Lopez, Managing Partner, Northpointe Business Park, LLC  
Mr. Gary Bourgeois  
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

April 20, 2022

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

Re: River Park Estates Subdivision, Phase 1  
Extended Warranty Obligation - \$98,600.00 - LOC #691

Honorable Council Members,

The extended Warranty Obligation in the amount of \$98,600.00 expires February 7, 2023 and is scheduled for review by the Parish Council at the May 5, 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 #5613.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

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

*Attachment: River Park Estates Subdivision, Phase 1 Recorded Plat File #5613*

xc: Honorable Michael Cooper  
Honorable Martha Cazaubon  
Mr. Cary Menard *w/recorded plat*  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E. *w/recorded plat*  
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. Corie M. Herberger, River Park Estates, LLC  
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.  
Mr. Paul Mayronne, Jones Fussell, LLP



