

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3299

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: ENGINEERING

\*\*\*PLEASE SEE ATTACHED FOR COMPLETE DOCUMENT\*\*\*

A RESOLUTION ESTABLISHING PERFORMANCE AND WARRANTY OBLIGATIONS.

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 12 DAY OF JANUARY, 2012, 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  
Fax: 985.867.5110  
e-mail: [eng@stp.gov](mailto:eng@stp.gov)

*Pat Brister*  
*Parish President*

December 29, 2011

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

**Re: Country Lane Patio Homes S/D, Phase 2  
Warranty Obligation (\$23,800)**

Honorable Council Members:

The extended Warranty Obligation in the amount of \$23,800 expires February 12, 2012 and is scheduled to be called at the January 12, 2012 meeting.

Punch list items previously established and not certified by the developer's engineer as being accomplished:

1. Blue reflectors need to be replaced;
2. Remove construction material storage containers and dumpsters from roadway;
3. Roadway needs to be broomed for a meaningful inspection to be made;
4. The "Credit Agreement" must be executed and returned to this office along with the remainder of the Mandatory Development Fee in the amount of \$34,669. This information was sent to the developer on September 23, 2008 and again on July 1, 2009.
5. The Community Center and recreation area must be completed.

The Department of Engineering recommends 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 at the January 12, 2012 meeting to convert to a Performance Obligation.

Sincerely,

Mr. John E. Smith  
Director of Engineering

JES/chh

xc: Honorable Richard Artigue  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
GEC/KL



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*Pat Brister*  
*Parish President*

December 29, 2011

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

**Re: Covington Place Cottages S/D, Phase 1  
Warranty Obligation (\$16,400)**

Honorable Council Members:

The Warranty Obligation in the amount of \$16,400 expires February 2, 2012 and is scheduled for review by the Parish Council at the January 12, 2012 meeting.

The developer was notified on October 4, 2011 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.

Punch List Items in accordance with requirements established by Parish Council action on 1/6/11 in overriding the Planning Commission DENIAL of this phase:

“PRIOR TO RELEASE OF WARRANTY OBLIGATION”:

1. 10<sup>th</sup> Street slopes must be sloped in accordance with typical x-section;
2. Furnish Base test results for the roadway;
3. Replace street name signs with correct colored signs;
4. Install street plantings within the 15 foot area;
5. Need 3 ½" floppy disk (in either an AutoCAD DXF file or any other version of AutoCAD DWG format) after all construction is complete and the revised As-Built drawings are furnished.

Sincerely,

Mr. John E. Smith  
Director of Engineering

JES/chh

xc: Honorable James A. “Red” Thompson  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Covington Place Cottages, LLC  
Richard C. Lambert Consultants



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*Pat Brister*  
*Parish President*

December 29, 2011

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

**Re: Enter Parish R.O.W. (Resolution No. 05-223)**  
**Echo Street**  
**Alexiusville S/D**  
**Performance Obligation (\$3000)**

Honorable Council Members:

The above referenced Performance Obligation expires February 28, 2012 and is scheduled for review by the Parish Council at the January 12, 2012 meeting. The work covered by this obligation has not been accomplished.

The following uncompleted items exists:

1. As-Built drawing needs to be revised to show signage is in place; this includes speed limit signs;
2. The roadside ditches do not have positive flow and do not exit into the cross culvert at River Highland Blvd. Regrade roadside ditches. A mature stand of grass is needed before the Performance Obligation can be released.
3. Dumpster pad and dumpster facility needs to be removed from Parish R.O.W.

Therefore, it is recommended that the Performance Obligation be extended for a period of six (6) months or until the work is satisfactorily accomplished.

Sincerely,

Mr. John E. Smith  
Director of Engineering

JES/chh

xc: Honorable Marty Dean  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Shannon Davis  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Abita River, LLC  
Kyle & Associates, LLC



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*Pat Brister*  
*Parish President*

December 29, 2011

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

**Re: Pine Creek Acres Subdivision, Phase 2A  
Warranty Obligation (\$34,200)**

Honorable Council Members:

The Warranty Obligation in the amount of \$34,200 expires February 23, 2012 and is scheduled for review by the Parish Council at the January 12, 2012 meeting.

The developer was notified on October 17, 2011 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. Foliage St. name sign is needed;
2. Blue reflector is needed at the western most fire hydrant;
3. Fire hydrants must be painted uniformly with the correct color. Contact the Environmental Services Department for correct color.

Sincerely,

Mr. John E. Smith  
Director of Engineering

JES/chh

xc: Honorable Marty Dean  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Pine Creek Development, LLC  
GEC/KL



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*Pat Brister*  
*Parish President*

December 29, 2011

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

**Re: Enter Parish R.O.W. (Resolution No. 04-160)**  
**State, Orange, Walnut Sts. & Mandeville Ave.**  
**Abita Terrace S/D**  
**Performance Obligation (\$14,400)**

Honorable Council Members:

The Performance Obligation in the amount of \$14,400 expires February 18, 2012 and is scheduled for review by the Parish Council at the January 12, 2012 meeting.

The following punch list items remain:

1. Roadside ditches are silted up and need to be regraded to provide positive flow;
2. Outfall ditches are silted up and need to be regraded to provide positive flow;
3. Swales between lot fill are not functioning and must be constructed in accordance with sheet F-1; dated 9-6-06 prepared by Cooper Engineering, Inc.
4. Silt abatement measures are not functioning. Best Management Practices need to be employed to prevent siltation. It will be necessary that your engineer furnish a silt abatement plan for review by our Watershed Coordinator.

This office has not received notification from the developer's engineer that the punch list items have been accomplished.

Therefore, this obligation must be extended for six (6) months or until the work is satisfactorily accomplished.

Sincerely,

Mr. John E. Smith  
Director of Engineering

JES/chh

xc: Honorable Al Hamauei  
Mr. Greg Gorden  
Ms. Leslie Long  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Hallmark Homes - Mr. George Hallal  
Resilire Engineering & Consulting, LLC

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-3299

COUNCIL SPONSOR: GOULD/BRISTER 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.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, by the St. Tammany Parish Council acting in its 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.

(1.) A RESOLUTION ESTABLISHING PERFORMANCE & WARRANTY OBLIGATIONS.

**PERFORMANCE**

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Enter Parish R.O.W. (Resolution No. 04-160) State, Orange, Walnut St. & Mandeville Ave. Abita Terrace S/D Amount: \$14,400 Expires: February 18, 2012 Ward: 4      District: 7	EXTEND FOR SIX (6) MONTHS OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED
Enter Parish R.O.W. (Resolution No. 05-223) Echo Street Alexiusville S/D Amount: \$3,000 Expires: February 28, 2012 Ward: 3      District: 1	EXTEND FOR SIX (6) MONTHS OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED

**WARRANTY**

<u>NAME OF SUBDIVISION</u>	<u>RECOMMENDATION</u>
Pine Creek Acres S/D, Phase 2A Amount: \$34,200 Expires: February 23, 2012 Ward: 1      District: 1	EXTEND FOR ONE (1) YEAR OR UNTIL WORK IS SATISFACTORILY ACCOMPLISHED

RESOLUTION C.S. NO. C-3299

PAGE 2 of 2

Covington Place Cottages S/D, Phase 1  
Amount: \$16,400  
Expires: February 2, 2012  
Ward: 3      District: 3

EXTEND FOR ONE (1) YEAR OR UNTIL  
WORK IS SATISFACTORILY  
ACCOMPLISHED

Country Lane Patio Homes S/D, Phase 2  
Amount: \$23,800  
Expires: February 12, 2012  
Ward: 8      District: 13

RELEASE WARRANTY OBLIGATION/  
ESTABLISH PERFORMANCE  
OBLIGATION FOR SIX (6) MONTHS

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 12 DAY OF JANUARY, 2012  
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