

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4832

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: ENGINEERING

A RESOLUTION TO ESTABLISH 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 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.

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 13 DAY OF JULY , 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

NAME OF SUBDIVISION		RECOMMENDATION
Terra Bella S/D, Ph 1A-5	WARRANTY	Convert to Performance for one
Amount: \$17,300		(1) year or until work is satisfactorily
Expires: August 4, 2017		accomplished
Ward 1 District 1		
Enter the Parish ROW – Res No 11-031	WARRANTY	Extend one (1) year or until
Norval Street - Mandeville		work is satisfactorily accomplished
Amount: \$12,100		
Expires: August 1, 2017		
Ward 4 District 7		
Bedico Creek S/D, Ph 1D-1	WARRANTY	Release
Amount: \$50,400		
Expires: July 17, 2017		
Ward 1 District 1		
Bedico Creek S/D, Ph 1D-2	WARRANTY	Release
Amount: \$20,800		
Expires: July 17, 2017		
Ward 1 District 1		
Bedico Creek S/D, Ph 1D-4	WARRANTY	Release
Amount: \$51,900		
Expires: July 17, 2017		
Ward 1 District 1		
Ashland Oaks Business Park	PERFORMANCE	Extend six (6)months or until
Amount: \$32,400		work is satisfactorily accomplished
Expires: August 2, 2017		
Ward 1 District 1		
Country Lane Patio Homes, S/D Ph 2	PERFORMANCE	Release; Parish to retain funds
Amount: \$23,800		
Cash in Escrow		
Ward 8 District 13		



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

Re: Ashland Oaks Business Park Subdivision
Performance Obligation (\$32,400)

Honorable Council Member:

The Performance Obligation in the amount of \$32,400 expires August 2, 2017 and is scheduled for review by the Parish Council at the July 13, 2017 meeting.

The developer was notified on April 25, 2017 by the Department of Development-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. However, they are coordinating the necessary drainage maintenance with the Department of Public Works and the LA DOTD to remove the blockage that flows under I-12 to the south.

The following punch list items remain:

1. The four (4) – 58"x36" RCPA are "silted up". The south detention ponds water elevation was high at the time of the inspection. The developer's engineer needs to inspect the site at the low water state to determine if the detention ponds drain in accordance with the approved design; siltation must be removed from the 4-RCPA.
2. Roadside ditches are holding water and may need regrading to provide positive flow. Therefore, a revised AS-BUILT drawing of the roadside ditches needs to be furnished showing positive flow to the detention ponds.
3. Replace reflectors where needed.

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

Sincerely,

Jay B. Watson, P.E.

Lead Development Engineer

XC: Honorable Marty Dean	Mr. Sidney Fontenot	Mr. Earl Magner	Ashland Partners
Ms. Leslie Long	Ms. Erin Stair-Bivona	Mr. Michael Noto	
Mr. Gregory Gordon	Mr. Ronald Keller	Mr. Kelly McHugh	

JAY B. WATSON, P.E. | LEAD DEVELOPMENT ENGINEER | DEPARTMENT OF PLANNING AND DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | JWATSON@STPGOV.ORG | 985-809-7448
WWW.STPGOV.ORG



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

RE: Bedico Creek Subdivision, Phase 1D-4
WARRANTY OBLIGATION (\$51,900)

Honorable Council Members:

The Warranty Obligation in the amount of \$51,900 expires July 17, 2017 and is scheduled for review by the Parish Council at the July 13, 2017 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 "Jay B. Watson".

Jay B. Watson, P.E.
Lead Development Engineer

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Ms. Leslie Long
Mr. Greg Gorden
Mr. Mike Noto
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Ms. Donna O'Dell, P.E., Ph.D.
Mr. Theodore C. Reynolds, E.I.
Bedico Interest
Mr. Kelly McHugh



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

RE: Bedico Creek Subdivision, Phase 1D-2
WARRANTY OBLIGATION (\$20,800)

Honorable Council Members:

The Warranty Obligation in the amount of \$20,800 expires July 17, 2017 and is scheduled for review by the Parish Council at the July 13, 2017 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,

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Jay B. Watson, P.E.
Lead Development Engineer

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Ms. Leslie Long
Mr. Greg Gorden
Mr. Mike Noto
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Ms. Donna O'Dell, P.E., Ph.D.
Mr. Theodore C. Reynolds, E.I.
Bedico Interest
Mr. Kelly McHugh



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

RE: Bedico Creek Subdivision, Phase 1D-1
WARRANTY OBLIGATION (\$50,400)

Honorable Council Members:

The Warranty Obligation in the amount of \$50,400 expires July 17, 2017 and is scheduled for review by the Parish Council at the July 13, 2017 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 "Jay B. Watson".

Jay B. Watson, P.E.
Lead Development Engineer

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Ms. Leslie Long
Mr. Greg Gorden
Mr. Mike Noto
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Ms. Donna O'Dell, P.E., Ph.D.
Mr. Theodore C. Reynolds, E.I.
Bedico Interest
Mr. Kelly McHugh



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

RESOLUTIONS FOR INTRODUCTION

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

1. Enter the Parish R.O.W. – Res No 11-031
Norval Street - Mandeville
Warranty Obligation - \$12,100 – Extend
2. Terra Bella S/D, Ph 1A-5
Warranty Obligation - \$17,300 – Extend
3. Bedico Creek S/D, Ph 1D-1
Warranty Obligation - \$50,400 – Release
4. Bedico Creek S/D, Ph 1D-2
Warranty Obligation - \$20,800 – Release
5. Bedico Creek S/D, Ph 1D-4
Warranty Obligation - \$51,900 – Release
6. Ashland Oaks Business Park
Performance Obligation - \$32,400 – Extend
7. Country Lane Patio Homes S/D, Ph2
Performance Obligation - \$23,800 – Extend



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

Re: Enter R.O.W. – Resolution Number 11-031
Norval Street, Town of Mandeville (Unincorporated)
Warranty Obligation (\$12,100)

Honorable Council Member:

The Warranty Obligation in the amount of \$12,100 expires August 1, 2017 and is scheduled for review by the Parish Council at the July 13, 2017 meeting.

The developer was notified on April 25, 2017 by the Department of Development-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.

The following punch list items remain:

1. Cut grass, weeds, & saplings on South Roadside ditch and entire detention pond area including the ditch south of the pond so that a meaningful inspection can be made.
2. All signage needs to be plumbed.
3. Needs blue reflectors at fire hydrant.

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,



Jay B. Watson, P.E.
Lead Development Engineer

XC: Honorable Jacob Groby
Ms. Leslie Long
Mr. Gregory Gordon
Mr. Sidney Fontenot
Ms. Erin Stair-Bivona
Mr. Ronald Keller
Mr. Michael Noto
Mr. Theodore Reynolds
Mr. William Johnson
Mr. Earl Magner



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

Re: Terra Bella Subdivision, Phase 1A-5
Warranty Obligation (\$17,300)

Honorable Council Member:

The extended Warranty Obligation in the amount of \$17,300 expires August 4, 2017 and is scheduled to be called at the July 13, 2017 meeting. The following punch list item has not been completed:

1. The intersection of Magnolia Mounds Avenue and La Branch Place has no catch basin at that location. A temporary ditch needs to be constructed to the northeast to eliminate standing water during and after rain events.

Therefore, in accordance with Subdivision Ordinance #499, section 40-073.0, subsection 4, the Parish Department of Engineering institutes a Performance Obligation in the amount of \$ 17,300 for a period of one (1) year or until the work is satisfactorily accomplished in lieu of the required call.

The existing Warranty Obligation will be replaced by the Performance Obligation.

Sincerely,


Jay B. Watson, P.E.
Lead Development Engineer

XC: Honorable Marty Dean
Ms. Leslie Long
Mr. Gregory Gordon
Mr. Sidney Fontenot
Ms. Erin Stair-Bivona
Mr. Ronald Keller
Mr. Earl Magner
Mr. Kelly McHugh
Mr. Seamus Loman



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 22, 2017

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

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

Honorable Council Member:

The Performance Obligation in the amount of \$23,800 is in the form of CASH IN ESCROW and is scheduled for review by the Parish Council at the July 13, 2017 meeting.

All construction work covered by the Performance Obligation has been satisfactorily accomplished by the developer.

However, the developer owes an amount of \$26,624 for Mandatory Development Fees for the drainage impact fees for Phase 2.

The developer is requesting that the Performance Obligation be released and the cash in escrow be applied to the drainage impact fees that are due. Additionally the developer has already made payment in the amount of \$2,824 to satisfy the balance of the drainage impact fees due for this phase.

The Department of Development-Engineering has no objections to this procedure and recommends that action be taken by the Parish council in this manner.

This is a private subdivision and the Parish is not responsible for the maintenance of the infrastructure.

Sincerely,

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

Jay B. Watson, P.E.
Lead Development Engineer

xc: Honorable Michelle Blanchard

Mr. Sidney Fontenot

Ms. Erin Stair-Bivona

Mr. Shannon Davis

Ms. Leslie Long

Mr. Greg Gordon

Ms. Jan Pavur

Ms. Kelly Rabalais

Mr. Todd Taranto

Mr. Earl Magner

St. Tammany Housing Partners