

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6280

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>
<b>Ashton Parc Subdivision, 3rd Filing</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 69,900		until the work is satisfactorily
Expires: July 25, 2020		accomplished.
Ward 8, District 8		
<b>Bedico Creek Subdivision, Parcel B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 26,250		until the work is satisfactorily
Expires: July 1, 2020		accomplished.
Ward 1, District 1		
<b>Perrilloux Trace Subdivision</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 27,500		until the work is satisfactorily
Expires: July 20, 2020		accomplished.
Ward 1, District 4		
<b>River Park Crossing Subdivision, Phase 2</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$ 61,900		until the work is satisfactorily
Expires: July 5, 2020		accomplished.
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 4 DAY OF JUNE , 2020, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, 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. Ashton Parc Subdivision, 3rd Filing**  
Warranty Obligation - \$69,900 - Extend for one (1) year
- 2. Bedico Creek Subdivision, Parcel B**  
Warranty Obligation - \$26,250 - Extend for one (1) year
- 3. Perrilloux Trace Subdivision**  
Warranty Obligation - \$27,500 - Extend for one (1) year
- 4. River Park Crossing Subdivision, Phase 2**  
Warranty Obligation - \$61,900 - Extend for one (1) year

<b>NAME OF SUBDIVISION</b>	<b>OBLIGATION</b>	<b>RECOMMENDATION</b>
<b>Ashton Parc Subdivision, 3rd Filing</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$69,900		until the work is satisfactorily
Expires: July 25, 2020		accomplished.
Ward 8, District 8		
<b>Bedico Creek Subdivision, Parcel B</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$26,250		until the work is satisfactorily
Expires: July 1, 2020		accomplished.
Ward 1, District 1		
<b>Perrilloux Trace Subdivision</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$27,500		until the work is satisfactorily
Expires: July 20, 2020		accomplished.
Ward 1, District 4		
<b>River Park Crossing Subdivision, Phase 2</b>	<b>WARRANTY</b>	Extend for one (1) year or
Amount: \$61,900		until the work is satisfactorily
Expires: July 5, 2020		accomplished.
Ward 3, District 3		



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

May 22, 2020

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

Re: Ashton Parc Subdivision, 3rd Filing  
Warranty Obligation \$69,900 - LOC # SB76020L

Honorable Council Members,

The Warranty Obligation in the amount of \$69,900 expires July 25, 2020 and is scheduled for review by the Parish Council at the June 4, 2020 meeting.

The developer was notified on April 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 items remain:

1. Curbing is damaged/cracked at the following lots and needs to be repaired/replaced (Lots #178, #179, #181, #188, #190, #197 and #218);
2. The pond bank behind Lot #217 is eroding and needs to be reestablished;
3. Pond bank need to be vegetated in numerous locations;
4. The ten (10) foot drainage servitude behind lots #197- #215 is encumbered by fences which is in violation of Restrictive Covenant #2 and needs to be corrected.
5. Replace blue reflectors in the vicinity of fire hydrants where missing;
6. Provide information regarding the status of Lot #180 (413 Forest Glen Ave.). Was this lot obtained by the Utility Co. or resubdivided? There is currently only a fence and driveway with no house located on this lot.

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.  
Parish Engineer

xc: Honorable Chris Canulette  
Mr. Ross Liner AICP, PTP, CFM  
Ms. Helen Lambert  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Ms. Jan Pavur  
Mr. Ryan Power, First Horizon, Inc.  
Mr. Murray McCullough, P.E., Benchmark Group, LLC



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

May 22, 2020

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

Re: Bedico Creek Subdivision, Parcel B  
Warranty Obligation - \$26,250 - LOC #2002883

Honorable Council Members,

The Warranty Obligation in the amount of \$26,250 expires July 1, 2020 and is scheduled for review by the Parish Council at the June 4, 2020 meeting.

Reference is made to our letter dated March 23, 2020 regarding the six (6) punch list items and the engineer of record's email dated April 23, 2020 (9:53 AM) advising that the six (6) punch list items have been completed.

This is to advise that a confirmation inspection was made by the Department of Development – Engineering on May 12, 2020.

The inspection disclosed that the following punch list items were not satisfactorily accomplished:

1. Shoulders need to be restored and vegetated, where needed (see pictures #1 & #2).

Additionally, the inspection disclosed the following new deficiencies that need to be addressed:

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).

The developer was notified of the outstanding punch list items on May 13, 2020. Therefore, this obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

*Attachments: Warranty Obligation letter dated March 23, 2020  
Email from Kelly McHugh, P.E. dated April 23, 2020 (9:53 AM)  
Confirmation Inspection letter dated May 13, 2020  
Representative photos from site inspection performed on May 12, 2020*

Xc: Honorable Marty Dean

Mr. Ross Liner AICP, PTP, CFM  
Ms. Helen Lambert  
Ms. Leslie Long  
Mr. Tim Brown  
Mr. Shannon Davis  
Ms. Deborah Henton

Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Ms. Jan Pavur  
Mr. David Waltemath, Bedico Interests, Inc.  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.



**ST. TAMMANY PARISH**

**MICHAEL B. COOPER**  
PARISH PRESIDENT

March 23, 2020

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 - LOC #2002883

Mr. Waltemath,

The Warranty Obligation in the amount of \$26,250 expires July 1, 2020 and is scheduled for review by the Parish Council at the June 4, 2020 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 2, 2020.

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 shall be automatically extended for one (1) year or until the work has been satisfactorily completed. The obligation shall not be extended beyond one (1) year and will not be reduced; therefore, the obligation shall be 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. The roadways need to be cleaned so that a meaningful inspection can be made;
2. Shoulders need to be restored and vegetated, where needed;
3. Clean outfall area and end of subsurface pipe within the drainage servitude between Lot #174 and Lot #175;
4. Regrade outfall ditch from the subsurface pipe to the pond within the drainage servitude between Lot #172 and Lot #173, or extend the pipe to the pond;
5. Regrade around the catch basin between Lot #172 and Lot #173 to remove standing water;
6. Replace blue reflectors where needed.

Sincerely,

**Jay B. Watson**

Digitally signed by Jay B. Watson  
Reason: I am approving this document.  
Date: 2020.03.24 13:36:44 -05'00'

Jay B. Watson, P.E.  
Parish Engineer

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

xc: Honorable Marty Dean

Mr. Ross Liner, AICP, PTP, CFM

Ms. Helen Lambert

Ms. Leslie Long

Mr. Tim Brown

Mr. Shannon Davis

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.

**Bedico Creek Subdivision, Parcel B**  
**Inspection Date: March 2, 2020**





**Bedico Creek Subdivision, Parcel B**  
**Inspection Date: March 2, 2020**



**From:** Kelly McHugh <kjm@kellymchugh.com>  
**Sent:** Thursday, April 23, 2020 9:53 AM  
**To:** Shelby R. Vorenkamp  
**Cc:** Jay Watson; Christopher P. Tissue; Theodore C. Reynolds; 'David Waltemath - Bedico Creek Preserve, LLC'; 'Kristi Pierson'  
**Subject:** RE: Bedico Creek Subdivision, Parcel B Warranty Obligation

Shelby,

My inspection of yesterday revealed that the 5 punch list items have been completed and ready for inspection and hopefully release of LOC, thanks.

*Kelly McHugh*

**Kelly McHugh & Associates, Inc.**

845 Galvez Street  
Mandeville, LA 70448  
985-626-5611

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**From:** Shelby R. Vorenkamp [<mailto:svorenkampdev@stpgov.org>]  
**Sent:** Tuesday, March 24, 2020 2:48 PM  
**To:** David Waltemath - Bedico Creek Preserve, LLC  
**Cc:** Marty Dean; Ross P. Liner; Jay Watson; Helen Lambert; Leslie Long; Tim Brown; Shannon Davis; Deborah S. Henton; Christopher P. Tissue; Theodore C. Reynolds; Jan F. Pavur; Kelly Mchugh  
**Subject:** Bedico Creek Subdivision, Parcel B Warranty Obligation

Mr. Waltemath,

Attached please find a letter regarding the Warranty Obligation in the amount of \$26,250 for Bedico Creek Subdivision, Parcel B.

Should you have any questions, please advise.

Thank you,



**Shelby R. Vorenkamp**

Support Services 2  
Department of Development  
**St. Tammany Parish Government**  
21454 Koop Drive, Mandeville, LA 70471  
☎ 985-809-7448 ✉ [svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

May 13, 2020

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 - LOC #2002883

Mr. Waltemath,

Reference is made to our letter dated March 23, 2020 regarding the six (6) punch list items and Kelly McHugh's email dated April 23, 2020 (9:53 AM) advising that the six (6) punch list items have been completed.

This is to advise that a confirmation inspection was made by the Department of Development – Engineering on May 12, 2020.

The inspection disclosed that the following punch list items were not satisfactorily accomplished:

1. Shoulders need to be restored and vegetated, where needed (see pictures #1 & #2).

Additionally, the inspection disclosed the following new deficiencies that need to be addressed:

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).

Since the work is not completed to the satisfaction of the Department of Development a \$100.00 reinspection fee is hereby imposed.

We await your engineer's notification that the punch list items have been completed and the \$100.00 reinspection fee has been paid.

Sincerely,

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

Jay B. Watson, P.E.  
Parish Engineer

*Attachments: Warranty Obligation letter dated March 23, 2020  
Email from Kelly McHugh, P.E. dated April 23, 2020 (9:53 AM)  
Representative photos from site inspection performed on May 12, 2020*

xc: Honorable Marty Dean  
Mr. Ross Liner, AICP, PTP, CFM  
Ms. Leslie Long  
Mr. Tim Brown  
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 and Associates, Inc.



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5





Picture #6



Picture #7



Picture #8



Picture #9



Picture #10



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

May 22, 2020

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

Re: Perrilloux Trace Subdivision  
Warranty Obligation - \$27,500 - LOC #636

Honorable Council Members,

The Warranty Obligation in the amount of \$27,500 expires July 20, 2020 and is scheduled for review by the Parish Council at the June 4, 2020 meeting.

The developer was notified on April 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 items remain:

1. The boulevard entrance roadway and shoulders have failures and need to be repaired and reestablished to an acceptable condition (See pictures #1546, #1547, #1550 and #1553);
2. The roadside shoulder in front of Lot #11 is rutted and needs to be reestablished (See picture #1556);
3. Regrade roadside ditches to provide positive flow;
4. Regrade private drainage servitudes to provide positive flow (See picture #8713);
5. The fifteen (15) foot drainage servitude on the north and south side of Perrilloux Trace is encumbered by fences which is in violation of Restrictive Covenant #5 and needs to be corrected (See picture #8713);
6. Provide engineering verification that the south side private drainage servitude is not draining onto the property to the south via the existing ditch near the rear of Lots #23 & #24 (See picture #8714);
7. The southern detention pond needs to be fully vegetated with a mature stand of grass;
8. Roadside ditches along Perrilloux Road are experiencing severe erosion at the north and south end of the installed subsurface culverts that need to be corrected (See pictures #1548, #1549 and #1551);
9. Replace blue reflectors in the vicinity of fire hydrants where missing;
10. The cul-de-sac at the end of Perrilloux Trace Ave. needs to have the trash and debris removed, and the cul-de-sac regraded and vegetated (See picture #1554);
11. The sewer manhole in front of Lot #13 needs to be fully encased by asphalt and flush with roadway cross slope to avoid damage (See picture #1555).

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.  
Parish Engineer

*Attachment: Representative photos from site inspection performed on March 9, 2020*

xc: Honorable Michael Lorino, Jr.  
Mr. Ross Liner AICP, PTP, CFM  
Ms. Helen Lambert  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.

Mr. Theodore Reynolds, P.E.  
Ms. Jan Pavur  
Ms. Holly Thomas, P.E.  
Mr. Truman Sharp, III  
Mr. Larry Kornman, Coast Builders, LLC  
Mr. Mark Luna, Coast Builders, LLC  
Mr. Eddie Powell, P.E., Kyle Associates, LLC



Picture #1546



Picture #1547





Picture #1550



Picture #1553



Picture #1556



Picture #8713



Picture #8714



Picture #1548



Picture #1549



Picture #1551





Picture #1554



Picture #1555



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

May 22, 2020

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

Re: River Park Crossing Subdivision, Phase 2  
Warranty Obligation - \$61,900 - Bond #30047112

Honorable Council Members,

The Warranty Obligation in the amount of \$61,900 expires July 5, 2020 and is scheduled for review by the Parish Council at the June 4, 2020 meeting.

The developer was notified on March 24, 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 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 electrical box placed in the drainage/access servitude between Lot # 19 and Lot #20 needs to be relocated;
3. Roadside shoulders at Lot #129 needs to be repaired;
4. The ten (10) foot drainage servitude behind Lot #99 - Lot #129 needs to be regraded to provide positive flow;
5. The driveway culvert at Lot #94 has failed and needs to be fixed;
6. Blue reflectors need to be replaced where needed;
7. Fire hydrants need to be raised to provide required clearance.

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.  
Parish Engineer

xc: Honorable Martha Cazaubon  
Mr. Ross Liner AICP, PTP, CFM  
Ms. Helen Lambert  
Ms. Leslie Long  
Mr. Tim Brown  
Ms. Deborah Henton  
Mr. Earl Magner  
Mr. Christopher Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Ms. Jan Pavur  
Ms. Holly Thomas, P.E.  
Mr. Truman Sharp, III  
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.