

SEPTEMBER 7, 2017- ITEM OFF-THE-FLOOR

- 1. Resolution to establish performance and warranty obligations. (Stefancik/Brister)**

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-Off-the-Floor #1

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.

<u>NAME OF SUBDIVISION</u>	<u>OBLIGATION</u>	<u>RECOMMENDATION</u>
Raiford Oaks Subdivision, Phase 2A Amount: \$ 30,500 Expires: October 11, 2017 Ward 1 District 1	WARRANTY	Extend one (1) year or until work is satisfactorily accomplished
Enter the Parish ROW (Res No 06-249) 5th Street/Tammany Hills Subdivision Amount: \$ 10,800 Expires: October 4, 2017 Ward 3 District 5	WARRANTY	Release upon expiration
Enter the Parish ROW (Res No 04-160) State, Orange, Walnut Streets and Mandeville Avenue/Abita Terrance S/D Amount: \$ 14,400 Expires: October 6, 2017 Ward 4 District 7	PERFORMANCE	Extend six (6) months or until work is satisfactorily accomplished
Enter the Parish ROW (Res No 05-223) Echo Street/Alexiusville Subdivision Amount: \$ 3,000 Expires: October 6, 2017 Ward 3 District 1	PERFORMANCE	Extend six (6) months or until work is satisfactorily accomplished
Enter the Parish ROW (Res No 06-245) I-12 Service Road Extension Amount: \$ 7,200 Expires: October 6, 2017 Ward 3 District 5	PERFORMANCE	Extend one (1) year or until work is satisfactorily accomplished

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 7 DAY OF SEPTEMBER , 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



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. Raiford Oaks Subdivision, Phase 2A
Warranty Obligation - \$30,500 - Extend
2. Enter the Parish ROW - Resolution No. 06-249
5th Street/Tammany Hills Subdivision
Warranty Obligation - \$10,800 - Release
3. Enter the Parish ROW- Resolution No. 04-160
State, Orange, Walnut Streets & Mandeville Avenue/Abita Terrance Subdivision
Performance Obligation - \$14,400 - Extend
4. Enter the Parish ROW - Resolution No. 05-223
Echo Street/Alexiusville Subdivision
Performance Obligation - \$3,000 - Extend
5. Enter the Parish ROW - Resolution No. 06-245
I-12 Service Road Extension
Performance Obligation - \$7,200 - Extend



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 24, 2017

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

Re: Raiford Oaks Subdivision, Phase 2A
Warranty Obligation (\$30,500)

Honorable Council Members:

The Warranty Obligation in the amount of \$30,500 expires October 11, 2017 and is scheduled for review by the Parish Council at the September 7, 2017 meeting.

The developer was notified on June 15, 2017 by the Department of Development – Engineering of the punch list items required and for his engineer to certify to this office at least thirty (30) 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. Fix raveling & pavement issues between lot 49 & lot 64 & in front of lot 44 on Laurel Oaks Road.
2. Blowout & place crack filler material in all longitudinal & transverse cracks.
3. Clean out by the inverts of the cross-culverts behind lot 69 that tie into the detention pond.
4. Clean out the detention pond outfall weir.
5. Clean out all roadside ditches within Raiford Oaks, Phase 2A to eliminate the standing water.
6. Clean out the drainage ditch between lots 61 & 62.
7. Restore the 25' drainage easement on the west side of Raiford Oaks, Phase 2A to the original "As-Built" elevations.
8. Plumb street name signs where needed.
9. Plumb traffic signs where needed.
10. Install blue reflectors where needed.
11. Replace/restore concrete rings around fire hydrant gate valves where needed. Provide a min. 18" clearance from natural ground to mid-point of nozzle on fire hydrants where needed.

Informational Items:

The inspection of Raiford Oaks, Phase 2A performed on June 12, 2017 revealed that the ultraflow metal pipe (UMFP) draining into the detention pond between lot 61 & 62 was significantly crushed. The inspection also revealed the 20' drainage easement between lots 56 & 57 has been severely encroached upon by homes, driveways, and fences. These two (2) locations are the responsibility of the H.O.A. to maintain.

Sincerely,

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

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Leslie Long
Mr. Greg Gorden
Mr. Michael Noto
Mr. Earl Magner, P.E., P.L.S.

Ms. Donna O'Dell, P.E.
Mr. Ron Keller
Ms. Holly Thomas, P.E.
Mr. Theodore Reynolds, E.I.
Mr. Alex Williams, P.E.
Mr. Albert Raiford



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 24, 2017

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

Re: Enter the Parish R.O.W. - Resolution No. 06-249
5th Street, Tammany Hills S/D
Warranty Obligation (\$10,800)

Honorable Council Members:

The Warranty Obligation in the amount of \$10,800 expires October 4, 2017 and is scheduled for review by the Parish Council at the September 7, 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 public access subdivision and the Parish is responsible for all maintenance as specifically outlined in the Recorded Resub File #5490D.

Sincerely,

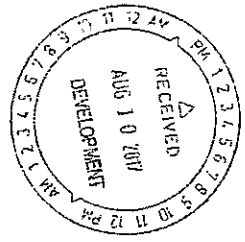
A handwritten signature in black ink, appearing to read "J. Watson".

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

xc: Honorable David Fitzgerald
Mr. Shannon Davis *with Recorded Plat*
Ms. Kelly Rabalais *with Recorded Plat*
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Leslie Long
Mr. Gregory Gorden
Mr. Michael Noto
Mr. Ron Keller
Mr. Earl Magner, P.E., P.L.S.
Mr. Theodore Reynolds, E.I.
NOCO, LLC c/o Toby Easterly
Kelly McHugh and Associates

AN AMENDED RESUBDIVISION MAP

DEPICTING THE ADDITION OF A 10' PRIVATE DRAINAGE EASEMENT ALONG THE REAR OF LOTS 10A, 14A, 16A1, 20A1, 24A, 28A, 32A, 36A & 40A, SQUARE 25



RECORDED
PLAT

APPROVAL:

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 CLERK OF COURT
 DATE FILED
 FILE NO.

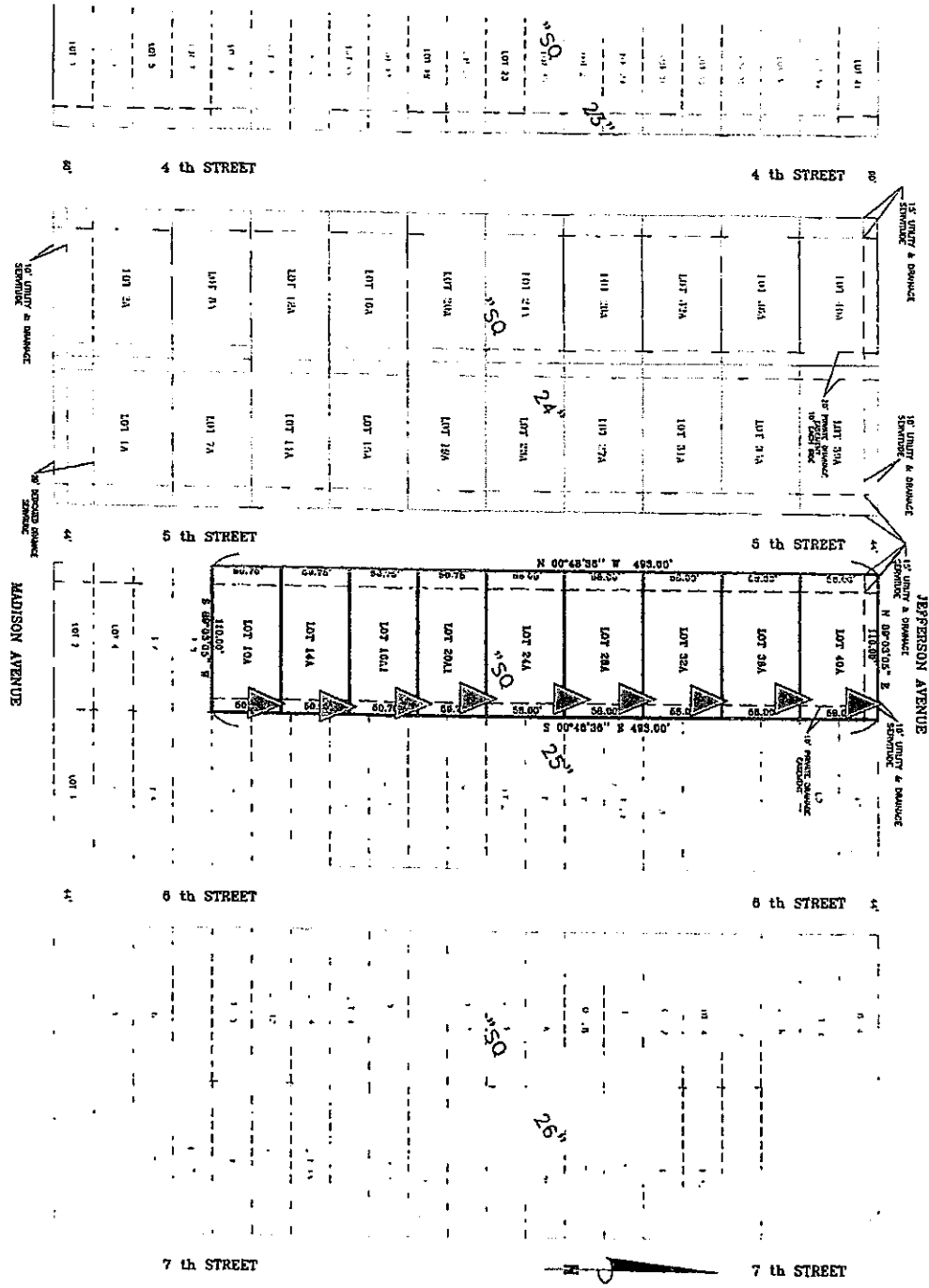
AN AMENDED RESUBDIVISION MAP

DEPICTING THE ADDITION OF A 10' PRIVATE DRAINAGE EASEMENT ALONG THE REAR OF LOTS 10A, 14A, 16A1, 20A1, 24A, 28A, 32A, 36A & 40A, SQUARE 25

LOTS 10A, 14A, 16A1, 20A1, 24A, 28A, 32A, 36A & 40A, SQUARE 25, TAMMANY HILLS SUBDIVISION

SECTION 11, T-7-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA

NONN 11 C



SQUARE 25

LOT 10A	0.13 ACRES	(5,582.5 SQ. FT.)
LOT 14A	0.13 ACRES	(5,582.5 SQ. FT.)
LOT 16A1	0.13 ACRES	(5,582.5 SQ. FT.)
LOT 20A1	0.13 ACRES	(5,582.5 SQ. FT.)
LOT 24A	0.15 ACRES	(6,280 SQ. FT.)
LOT 28A	0.15 ACRES	(6,280 SQ. FT.)
LOT 32A	0.15 ACRES	(6,280 SQ. FT.)
LOT 36A	0.15 ACRES	(6,280 SQ. FT.)
LOT 40A	0.15 ACRES	(6,280 SQ. FT.)
LOT 28A	0.15 ACRES	(6,280 SQ. FT.)

NOTE: THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTE" BEFORE DIGGING. (1-800-272-3020)

This is to certify that I have done on an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C".
 with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0235 C
 Revised: 10/17/89

Survey No. 2006 :248 C
 Date: 09/19/06
 Drawn by: JBM/DCS/LFR
 Revised: 09/29/14(OFFICE); 02/02/16(OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors
 Planners and Consultants
 633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on the opinion or the plat will be added hereon upon request.

This Survey is Certified True and Correct By
 John E. Bonneau
 Surveyor



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 24, 2017

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

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

Honorable Council Members:

The above referenced Performance Obligation in the amount of \$14,400 expires October 6, 2017 and is scheduled for review by the Parish Council at the September 7, 2017 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 lots still 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.
5. The signs need to be installed along with blue reflectors all in accordance with latest signage specifications.
6. As-Built drawings are needed upon completion of the regrading of all ditches, swales and signage;
7. The ASPHALT roadway linear cracks need to be cleaned out and approved crack filler material needs to be applied.
8. Roadway shoulders need to be constructed in accordance with the approved drawings.
9. Clean out all cross culverts.

The developer has hired a new engineer to oversee the required work. He has been furnished the punch list items and the original engineer's drawings. The developer is in the process of hiring a contractor to accomplish the work.

Therefore, this obligation must be extended for six (6) months for the work to be completed or the Performance Obligation will be called at that time.

Sincerely,

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

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

xc: Honorable Rykert Toledano
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Leslie Long
Ms. Kelly Rabalais
Mr. Greg Gordon
Mr. Michael Noto
Mr. Earl Magner, P.E., P.L.E.
Mr. Joey Lobrano
Mr. Alex Williams, P.E.
Hallmark Homes



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

August 24, 2017

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

Re: Enter the Parish R.O.W. - Resolution No. 05-223
Echo Street, Alexiusville S/D
Performance Obligation (\$3,000)

Honorable Council Members:

The above referenced Performance Obligation expires October 6, 2017 and is scheduled for review by the Parish Council at the September 7, 2017 meeting. The work covered by this obligation has not been accomplished.

The following punch list items remain:

1. AS-BUILT drawing needs to be revised to show that 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.
3. A mature stand of grass is needed before the Performance Obligation can be released.

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

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

Sincerely,

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

xc: Honorable Rykert Toledano
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Leslie Long
Mr. Greg Gorden

Mr. Michael Noto
Ms. Kelly Rabalais
Mr. Earl Magner, P.E., P.L.S.
Mr. Todd Taranto
Mr. Theodore Reynolds, E.I.

Kyle Associates
Abita River, LLC



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 24, 2017

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

Re: Enter Parish R.O.W. - Resolution No. 06-245
I-12 Service Rd. Extension
Performance Obligation (\$7,200)

Honorable Council Members:

The Performance Obligation in the amount of \$7,200 expires October 6, 2017 and is scheduled for review by the Parish Council at the September 7, 2017 meeting.

The Performance Obligation obligee, Marina Developers, LLC, has not completed the temporary turn around into a permanent cul-de-sac nor have they constructed a connecting access road to tie into the end of the I-12 Service Road Extension as required by action taken by the Planning Commission.

The issue is being reviewed the Parish.

Therefore, it is recommended that the Performance Obligation, which is CASH IN ESCROW, be extended for one (1) year or until the work is satisfactorily completed.

Sincerely,

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

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

xc: Honorable Rykert Toledano
Mr. Sidney Fontenot
Ms. Leslie Long
Ms. Erin Stair
Mr. Mike Noto
Ms. Deborah Henton
Mr. Earl J. Magner, P.E, P.L.S.
Ms. Jan Pavur
Marina Developers, LLC
Kelly J. McHugh & Associates, Inc.