



ST. CHARLES PARISH


OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5000 • www.stcharlesparish.gov

COUNCIL OFFICE MEMORANDUM

DATE: DECEMBER 19, 2024

TO: MR. MILES BINGHAM
PUBLIC WORKS DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: PURCHASE/EXPROPRIATE – PARCEL P-100 AND PARCEL T-100
CRISTINA & LAURICELLA, INC.
MONTZ PUMP STATION AND DRAINAGE MODIFICATION PROJECT

On December 16, 2024, the St. Charles Parish Council adopted Ordinance No. 24-12-8 to rescind Ordinance No. 24-5-10 and to approve a purchase and/or expropriate a 10,275 square foot perpetual drainage servitude designated as Parcel P-100 and a 1,432 square foot temporary construction servitude designated as Parcel T-100 over property owned by Cristina & Lauricella, Inc., for the Montz Pump Station and Drainage Modification Project.

A copy of the ordinance is enclosed for your records.

MI/ag

Enclosure

cc: Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Mr. Grant Dussom w/enclosure
Mr. Sam Scholle w/enclosure
Mr. Brandon Bernard w/enclosure

2024-0400

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PUBLIC WORKS)**

ORDINANCE NO. 24-12-8

An ordinance to rescind Ordinance No. 24-5-10 and to approve a purchase and/or expropriate a 10,275 square foot perpetual drainage servitude designated as Parcel P-100 and a 1,432 square foot temporary construction servitude designated as Parcel T-100 over property owned by Cristina & Lauricella, Inc., for the Montz Pump Station and Drainage Modification Project.

WHEREAS, Ordinance No. 24-5-10 adopted on May 20, 2024, by the St. Charles Parish Council, approved a purchase and/or expropriate a 10,275 square foot perpetual drainage servitude designated as P-100 and a 1,432 square foot temporary construction servitude designated as T-100 over property owned by Cristina & Lauricella, Inc., for the Montz Pump Station and Drainage Modification Project; and,

WHEREAS, the established just compensation amount was revised as a second appraisal report was obtained providing an updated fair market value, thus Ordinance No. 24-5-10 needs to be rescinded; and,

WHEREAS, the community of Montz, St. Charles Parish, Louisiana has a history of drainage problems; and,

WHEREAS, hydrology and engineering analyses were completed in the Montz watershed area, which produced recommendations to improve the drainage in said area by constructing pump stations, cleaning canals, modifying and constructing additional drainage ditches and berms; and,

WHEREAS, it is necessary for St. Charles Parish to acquire the identified real estate interest from landowners in order for St. Charles Parish to construct, operate, and maintain the Montz Pump Station and Drainage Modification Project to protect the property owners in the Montz community; and,

WHEREAS, properties are more particularly described on the drawing by Riverlands Surveying Company dated October 24, 2023 and revised on March 15, 2024, attached hereto and made a part hereof; and,

WHEREAS, the fair market value of the required real estate interest that needs to be acquired, as established by a licensed MAI appraiser, is \$59,756.00.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That Ordinance No. 24-10-5, adopted May 20, 2024, is hereby rescinded.

SECTION II. That the purchase and/or expropriation of a 10,275 square foot servitude designated as Parcel P-100 and a 1,432 square foot temporary construction servitude designated as Parcel T-100 is hereby approved and accepted for the not to exceed value of \$59,756.00.

SECTION III. That the Parish President is hereby authorized to execute any and all documents necessary to complete said purchase and/or expropriation on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

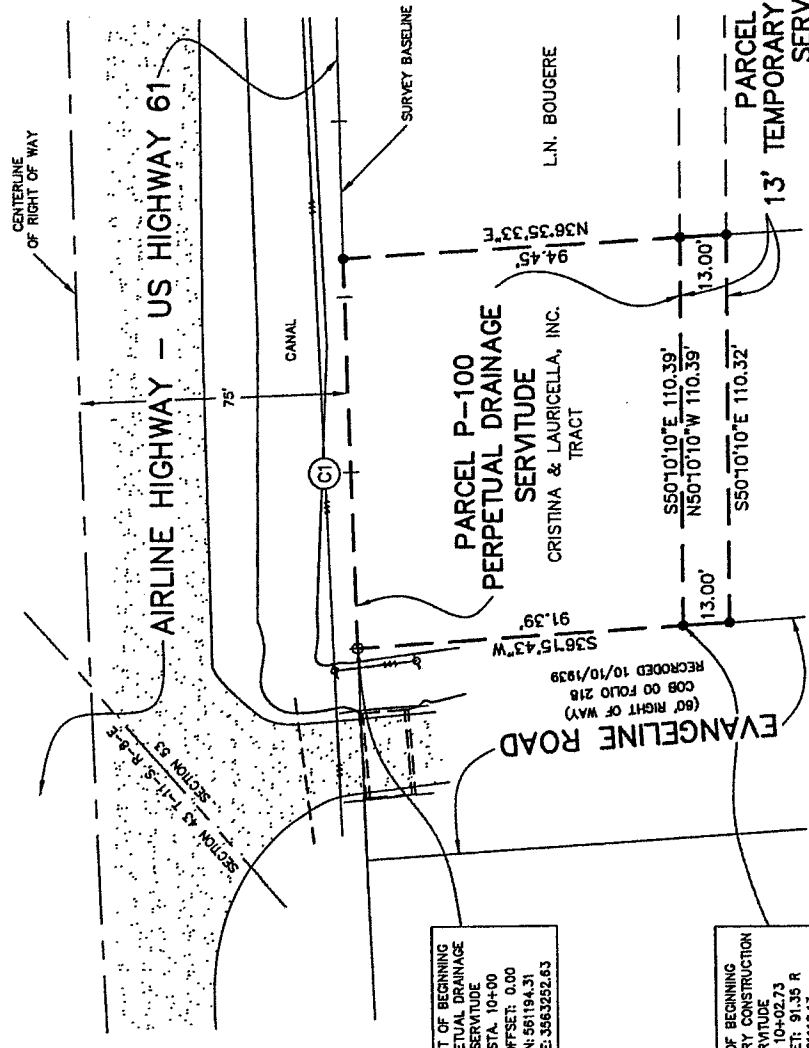
YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, FISHER, DEBRULER
NAYS: NONE
ABSENT: NONE

And the ordinance was declared adopted the 16th day of December, 2024, to become effective five (5) days after publication in the Official Journal

CHAIRMAN: Bob Fisher
SECRETARY: Michelle Dupont
DLVD/PARISH PRESIDENT: December 17, 2024
APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: December 17, 2024
AT: 3:29 pm RECD BY: [Signature]

10+00 11+00 12+00



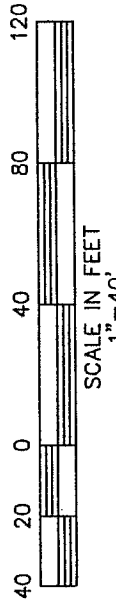
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	110.77'	11384.16'
		CHORD
		NS1°45'50\"/>

AREA TABLE	
PERPETUAL DRAINAGE SERVITUDE	10,275 SQ. FT.
13' TEMPORARY CONSTRUCTION SERVITUDE	1,432 SQ. FT.
RESIDUAL AREA (NOT SURVEYED)	89,137 SQ. FT.

CC ROAD (SIDE)

- LEGEND**
- CALCULATED POINT
 - 1/2" IRON ROD FOUND
 - ⊗ POWER POLE
 - POWER LINE

L & A RAILROAD (SIDE)



DRAWN BY: KPB DRAWING NO. L1552_W05120A

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668
STATE OF LOUISIANA
PROFESSIONAL SURVEYOR
STEPHEN P. FLYNN
License No. 4668

POINT OF BEGINNING
PERPETUAL DRAINAGE
SERVITUDE
STA. 10+00
OFFSET: 0.00
N: 561194.31
E: 3563252.83

POINT OF BEGINNING
13' TEMPORARY CONSTRUCTION
SERVITUDE
STA. 10+02.73
OFFSET: 91.35 R
N: 561110.13
E: 3563190.89

TITLE: SURVEY PLAT OF A PERPETUAL DRAINAGE SERVITUDE & A 13' TEMPORARY CONSTRUCTION SERVITUDE OF THE CRISTINA & LAURICELLA, INC. TRACT SITUATED IN SECTION 53, T-12-S, R-8-E, MONTZ, ST. CHARLES PARISH, LOUISIANA.

DATE: OCTOBER 24, 2023, REVISED RESIDUAL AREA 3/15/2024
SURVEY REFERENCE: 1. RIGHT OF WAY MAP COULEE CANAL ACCESS FOR MAINTENANCE PHASE II BY STEPHEN P. FLYNN, P.L.S. DATED 7/24/2017.
2. BONNET CARRÉ SPILLWAY BRIDGE AND APPROACHES F.A.P. NO. BRF-81-05(066)
3. STATE PROJECT NO. 7-03-40 SHEET 4
4. GRAMERCY-BONNET CARRÉ HIGHWAY STATE PROJECT NOS. 7-04-07 & 7-03-16

BASIS OF BEARING: BEARINGS/COORDINATES HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GCS18 USING LEICA SMARTNET SOLUTION DATED 2/15/2023

CERTIFIED TO: ST. CHARLES PARISH

OWNER: CRISTINA & LAURICELLA, INC.

SURVEYOR'S NOTES: A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ROUTE SURVEY MADE BY ME, OR BY THOSE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S 'STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS' FOR A CLASS D ROUTE SURVEY SPECIFICALLY CHAPTER 2809 - ROUTE SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.