



BARBARA JACOB-TUCKER  
COUNCIL SECRETARY

# ST. CHARLES PARISH

## OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057

(985) 783-5000 • Fax: (985) 783-2067

www.st-charles.la.us • scpcouncil@st-charles.la.us

### MEMORANDUM

#8

DATE: MARCH 10, 2008

TO: PARISH COUNCIL

V.J. ST. PIERRE, JR.  
PARISH PRESIDENT

MR. DUANE FORET  
PARKS AND RECREATION DIRECTOR

FROM: PAUL J. HOGAN, PE  
COUNCILMAN, DISTRICT IV

RE: ADDITION TO J.B. GREEN RECREATION SITE

Please find the attached proposed ordinance and Act of Sale for your review and comments.

The following is some background information and questions that need answering by the Parish Council and the Parks and Recreation Department.

The Parish purchased Lot 73-b as shown on the attached drawing for use as a recreation park on J.B. Green Road in Des Allemands. The usefulness of the site as a ballpark for which it was purchased is limited due to the depth and irregular shape of the purchased lot as stated by the previous Recreation Director.

Since the purchase, the adjacent property has been resubdivided creating a 100' wide lot labeled Lot 9 as shown on the attached drawing. The acquisition of this lot would increase the depth of the park making the site more useable since the property deepens toward the north. Attached is another scaled drawing showing Lot 9 adjacent to the existing Lot 73-b which shows how the park would deepen. This site is available now but will not be in the future after it is sold to others.

MARCH 10, 2008  
PAGE 2

Attached are calculations showing the cost for Lot 73-b and the proposed cost for Lot 9. Lot 73-b was sold at a price below market value. Mr. L.J. Frickey has offered this site at the price per square foot which he claimed he has sold some of the other lots for. Combining the two sales would result in the equivalent purchase price of \$1.08 for the entire site which is a low overall cost.

With the increase in width that would result, the Parish could create a 100' wide lot on the southern side of Lot 73-b and put it up for sale if it is not really needed. This would allow the Parish to recoup some of the expense to purchase Lot 9.

By this memo, I am asking that Mr. Duane Foret, Parks and Recreation Director, provide his input in the form of a memo back to the Parish Council as to: 1) whether or not this purchase would make the site better suited for a ballpark, and 2) would the elimination of the southern 100' of the site for sale as a lot hurt the usefulness of the site?

The question for the Parish Council is whether or not it feels that the cost at \$2.75/sf is reasonable or not? It is definitely reasonable when looking at the equivalent price of \$1.08 that the Parish will have paid for the entire site if it purchases this lot.

Please provide comments back to me by March 14, 2008.

Thanks.

PJH/BJT8:ag

attachments

DRAFT

**2008-**

**INTRODUCED BY: PAUL J. HOGAN, COUNCILMAN, DISTRICT IV  
ORDINANCE NO. \_\_\_\_\_**

An ordinance to approve and authorize the execution of an Act of Sale by Lloyd J. Frickey for a Public Playground in Des Allemands.

**WHEREAS,** St. Charles Parish is interested in expanding the site purchased for establishment of a community park on J. B. Green Road in Des Allemands; and,

**WHEREAS,** the Parish has identified a certain parcel of property identified as Lot 9 adjacent to the existing park site on J.B. Green Road owned by Lloyd J. Frickey on which the Parish desires to purchase; and,

**WHEREAS,** Lloyd J. Frickey has agreed to sell said property to the Parish.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That the Act of Sale by and between Lloyd J. Frickey and St. Charles Parish in the amount of \$79,900.00, is hereby approved.

**SECTION II.** That the Parish President is hereby authorized to execute said Act of Sale on behalf of St. Charles Parish subject to vendor delivering clear insurable title, free of any defects and incumstances.

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

And the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2008, to become effective five (5) days after publication in the Official Journal.

Act of Sale- J.B. Green Property

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

DLVD/PARISH PRESIDENT: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: \_\_\_\_\_

RETD/SECRETARY: \_\_\_\_\_

AT: \_\_\_\_\_ RECD BY: \_\_\_\_\_

**ACT OF CASH SALE**

\* **UNITED STATES OF AMERICA**  
\* **STATE OF LOUISIANA**  
\* **PARISH OF ST. CHARLES**  
\* \* \* \* \*

**BY: DORCAS DUFRENE, WIFE OF/AND LLOYD J. FRICKEY**

**TO: St. Charles Parish**

**BE IT KNOWN, That on this \_\_\_\_ day of \_\_\_\_\_, in the year of Our Lord Two Thousand and Eight.**

**BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned:**

**PERSONALLY CAME AND APPEARED,**

**DORCAS DUFRENE, (SSN: 0903), WIFE OF /AND LLOYD FRICKEY, (SSN: 7929) both persons of the full age of majority and residents and domiciled in the Parish of St. Charles, State of Louisiana, who after each being duly sworn by me, Notary, declared that they have been married but one and then to each other and that they are presently living and residing together at 152 Bayou Estates, Des Allemands, Louisiana 70030.**

**hereinafter referred to as vendors, who declared that they do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which it has or may have against all preceding owners and vendors, unto:**

**ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by V. J. St. Pierre, its Parish President, and whose mailing address is P. O. Box 302, Hahnville, Louisiana, 70057, and pursuant to ordinance No. \_\_\_\_\_ adopted by the St. Charles Parish Council of \_\_\_\_\_, 2008 a copy of which is attached and made a part hereof:**

hereinafter collectively referred to as vendees, here present accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

**A CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in De La Salle, St. Charles Parish, Louisiana, and according to a survey prepared by the Riverlands Surveying Company dated October 24, 2007, entitled "Survey Plan and Resubdivision of Lot 5A of 73-A of the Sunset Drainage District into Lots 5, 6, 7, 8, & 9 of Lot 73-A-1" of the Sunset Drainage District located in the Ransau Tract of the Coteau de France, situated in Section 39, T-14-S, R-20-E De La Salle, St. Charles Parish, said map is recorded in the records of St. Charles Parish, Clerk of Court on December 20, 2007 in COB 704, folio 293, entire #3381994.**

**SAID LOT HEREON CONVEYED IS LOT 9.**

**Lot 9 measures 103.30' fronting J. B. Green Road, measures 277.73' along the line that it shares with Lot 73-B, measures 303.63' along the line that it shares with Lot 8 and has a rear width of 100.00'.**

**ALL AS PER SURVEY REFERRED TO ABOVE.**

**Being a portion of the same property acquired by Vendors by Act recorded in COB 581, folio 4, St. Charles Parish, Louisiana.**

**TO HAVE AND TO HOLD the above described property unto the said vendee and their heirs and assigns forever.**

**This sale is made and accepted for and in consideration of the price and sum of SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$79,900.00) DOLLARS Cash, which the said vendees has well and truly paid in ready and current money to the said vendors who hereby acknowledges the receipt and sufficiency thereof and grant full acquaintance and discharge forever.**

**The party to this act is aware that the mortgage, conveyance, tax and paving ordinance of termite certificates on the above described property have not been run on the above described property, and the party hereby relieve and release me, Notary, from all liability and responsibility in connection therewith.**

**The parties to this act are aware that the Notary was not required to order a**

survey on the above described property and hereby relieve and release me, Notary, from all liability and responsibility in connection therewith.

Vendees accepts the above described properties subject to the restriction referred to herein and agree for themselves, their successors and assigns to be bound thereby.

All State and Parish taxes up to and including the taxes due and exigible in 2006 have been paid as per representation by vendors herein, taxes due and exigible for the year 2007 shall be prorated between vendors and vendees.

All parties hereby agree to waive the production of tax and mortgage certificates and hereby relieve and release me, Notary, for any liability regarding their non production.

No survey was requested of or made by the undersigned Notary and the parties hereto relieve and release said Notary from any and all liability in connection therewith

THUS DONE AND PASSED, at \_\_\_\_\_, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

\_\_\_\_\_

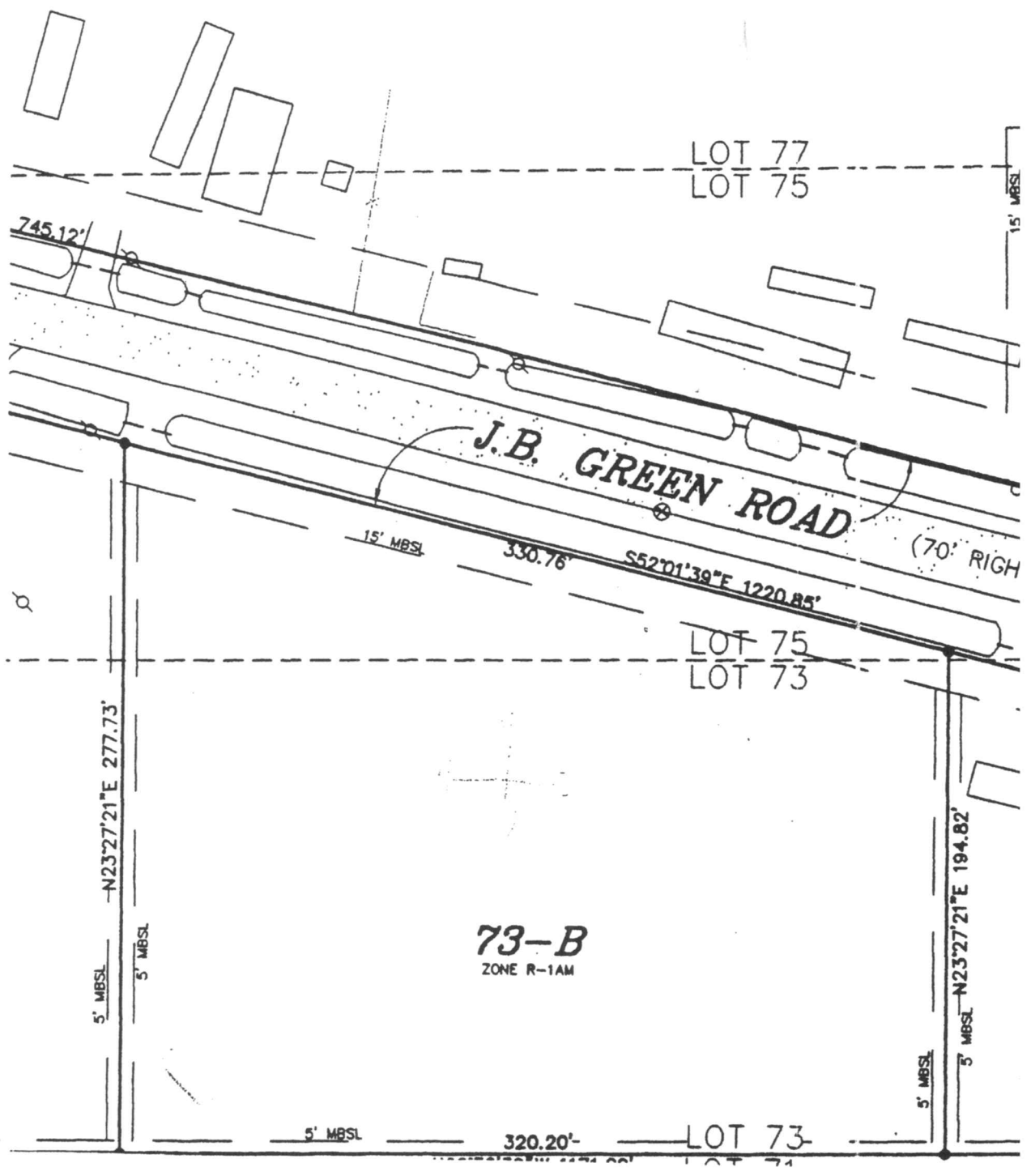
\_\_\_\_\_  
DORCAS DUFRENE FRICKEY, VENDOR

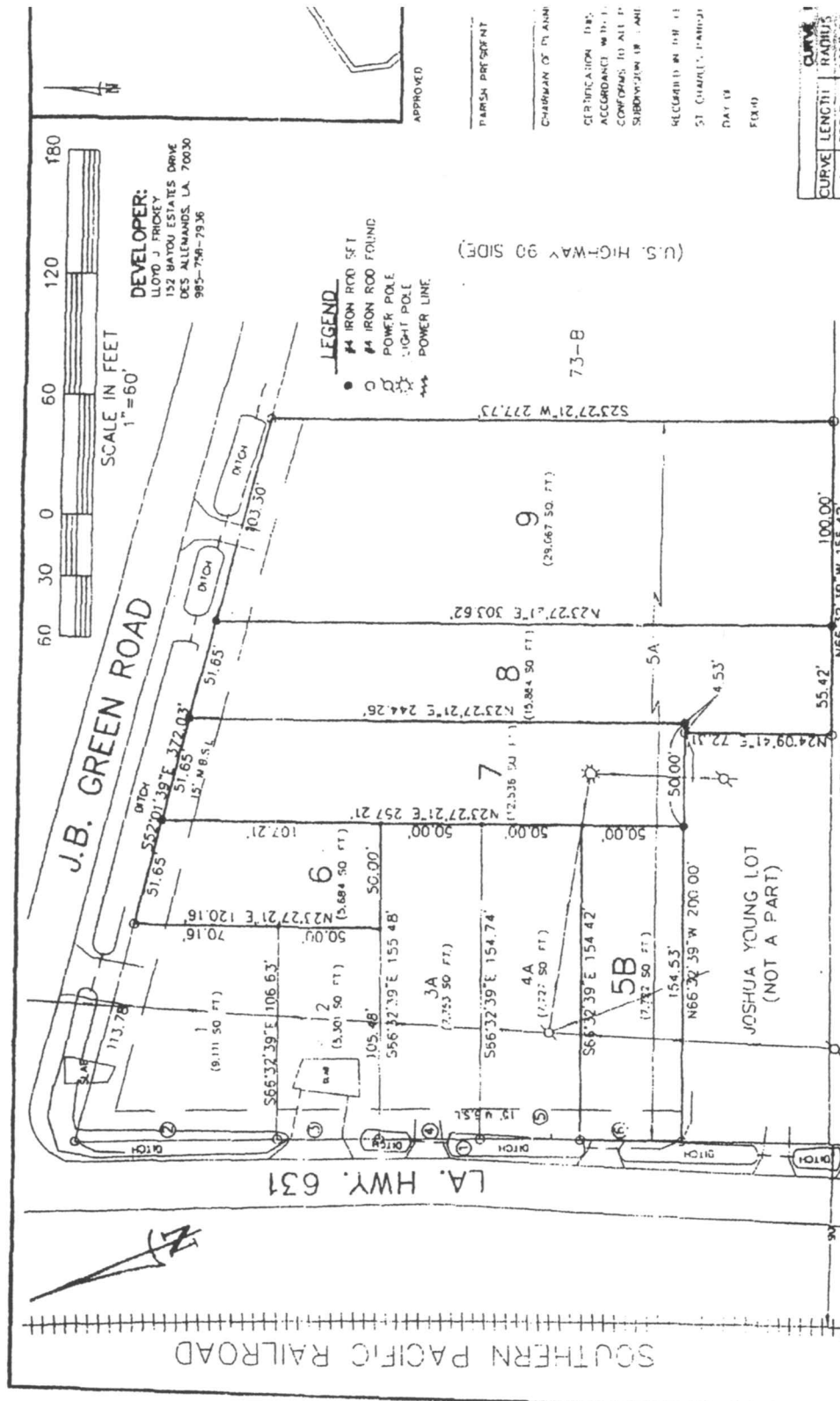
\_\_\_\_\_

\_\_\_\_\_  
LLOYD J. FRICKEY, VENDOR

\_\_\_\_\_  
V. J. ST. PIERRE  
Parish President of St. Charles Parish

\_\_\_\_\_  
NOTARY PUBLIC





DEVELOPER:  
 LLOYD J. FROEY  
 152 BAYOU ESTATES DRIVE  
 DES ALLEMANDS, LA. 70030  
 985-756-7936

SCALE IN FEET  
 1" = 60'

LEGEND  
 ● #4 IRON ROD SET  
 ○ #4 IRON ROD FOUND  
 ○ POWER POLE  
 ○ LIGHT POLE  
 --- POWER LINE

(U.S. HIGHWAY 90 SIDE)

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 5A OF LOT 73-A1 OF THE SUNSET DRAINAGE DISTRICT INTO LOTS HEREIN DESIGNATED AS LOTS 5B, 6, 7, 8 & 9 OF LOT 73-A1 OF THE SUNSET DRAINAGE DISTRICT LOCATED IN THE RANSON TRACT OF THE COTEAU DE FRANCI, SITUATED IN SECTION 39, T-14-S, R-20-E DES ALLEMANDS, ST CHARLES PARISH, LOUISIANA

SURVEY REFERENCE:  
 SURVEY PLAT AND RESUBDIVISION OF LOTS 3, 4 & 5 OF LOT 23-A1 OF THE SUNSET DRAINAGE DISTRICT INTO LOTS HEREIN DESIGNATED AS LOTS 3A, 3B & 3C OF LOT 23-A1 OF THE SUNSET DRAINAGE DISTRICT LOCATED IN THE RANSON TRACT OF THE COTEAU DE FRANCI, ST CHARLES PARISH, LOUISIANA, PLLS DATED OCTOBER 16, 2007.

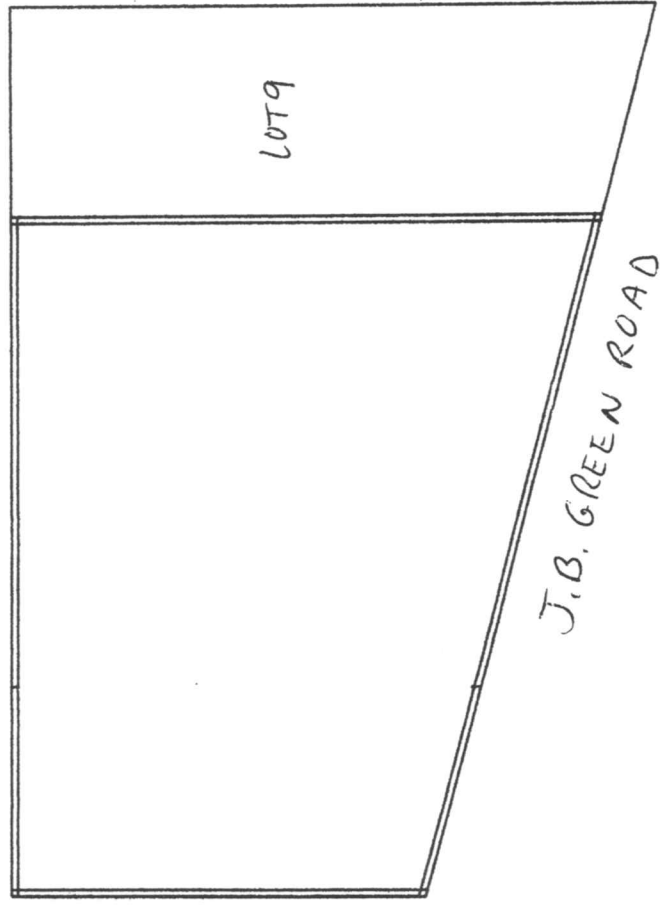
DATE: OCTOBER 24, 2007

DRAWN BY: TPT  
 DRAWING NO: 985 61

**RIVERLANDS SURVEYING**  
 505 HEMLI  
 LAPLACE,  
 LA. 70002  
 985 61

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0170C DATED 6/16/1992 TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOLLOWS IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:131, CHAPTER 25, SURVEY CLASS "C" SURVEY.  
 SURVEYOR'S NOTES:  
 A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND COMFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOLLOWS IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:131, CHAPTER 25, SURVEY CLASS "C" SURVEY.  
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM. THEREFORE, NO GUARANTEE OR REPRESENTATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.  
 C. NO UNDERGROUND LINES OR CONDUITS SHOWN.  
 D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.  
 E. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.





J.B. GREEN RECREATION AREA

	<u>SF</u>	<u>\$/SF</u>	<u>AMOUNT</u>
LOT 73-B	75,655	\$0.43	\$32,800
LOT 9	29,067	\$2.75	\$79,934
	<u>104,722</u>		<u>\$112,734</u>

$$\frac{\$112,734}{\$104,722} = \$1.08 /SF$$