



# ST. CHARLES PARISH

## OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5000 • [www.stcharlesparish.gov](http://www.stcharlesparish.gov)

### COUNCIL OFFICE MEMORANDUM

DATE: JANUARY 9, 2025

TO: MR. MILES BINGHAM  
PUBLIC WORKS DIRECTOR

FROM: MICHELLE IMPASTATO  
COUNCIL SECRETARY

RE: PURCHASE/EXPROPRIATE – 20.776 ACRES PARCEL OF PROPERTY  
CLYDE J. MELANCON, ET AL  
HAHNVILLE SEWER TREATMENT PLANT

On January 6, 2025, the St. Charles Parish Council adopted Ordinance No. 25-1-5 to approve a purchase and/or expropriate from the heirs of a certain 20.776 acres parcel of property owned by Clyde J. Melancon, et al to St. Charles Parish located along the Southern side of the Hahn Street Extension, being partially adjacent to the Department of Public Works site at 166 Scorpio Street and the Hahnville Sewer Treatment Plant.

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

2024-0424

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

ORDINANCE NO. 25-1-5

An ordinance to approve a purchase and/or expropriate from the heirs of a certain 20.776 acres parcel of property owned by Clyde J. Melancon, et al to St. Charles Parish located along the Southern side of the Hahn Street Extension, being partially adjacent to the Department of Public Works site at 166 Scorpio Street and the Hahnville Sewer Treatment Plant.

**WHEREAS,** the heirs of Clyde J. Melancon, et al are the owners of a certain 20.776 acre parcel of property located along the Hahn Street Extension in Hahnville as per the Survey Plat prepared by C. E. Collier, C.E. dated August 20, 1962; and,

**WHEREAS,** said property will provide additional property adjacent to the Department of Public Works Site, the Hahnville Sewer Treatment Plant Site, and allow for drainage improvements to the Hahnville Area; and,

**WHEREAS,** the community bounded by River Road on the east, Hahn Street on the south, King Street on the west and Oak Street on the north has a history of drainage problems; and,

**WHEREAS,** St. Charles Parish as part of the West Bank Master Drainage Plan completed a hydraulic and hydrologic study of the Hahnville 1 Watershed in November 2021, which provided recommendations to improve the drainage in said area by constructing new canals and pump stations, modifying existing drainage systems, and building protection berms; and,

**WHEREAS,** the King and Hahn Street Drainage Improvements (Project No. P220202) was designated as Priority 1 for the Hahnville 1 Watershed; and,

**WHEREAS,** it is necessary for St. Charles Parish to acquire the identified real estate interest from its owners in order for St. Charles Parish to construct, operate, and maintain drainage improvements to protect the property owners in the Hahnville community; and,

**WHEREAS,** the acquisition of said property would also resolve the issue of the temporary servitude granted to the Parish for access to the Hahnville Sewer Treatment Plant; and,

**WHEREAS,** properties are more particularly described on the Right of Way Map by Crescent Engineering LLC dated December 16, 2024, attached hereto and made a part hereof; and,

**WHEREAS,** the fair market value of the real interests which need to be acquired, as established by a licensed MAI appraiser, is \$270,575.97.

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

**SECTION I.** That the purchase and/or expropriation of 20.776 acres owned by the heirs of Clyde J. Melancon to St. Charles Parish valued at \$270,575.97 is hereby approved and accepted.

**SECTION II.** 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.

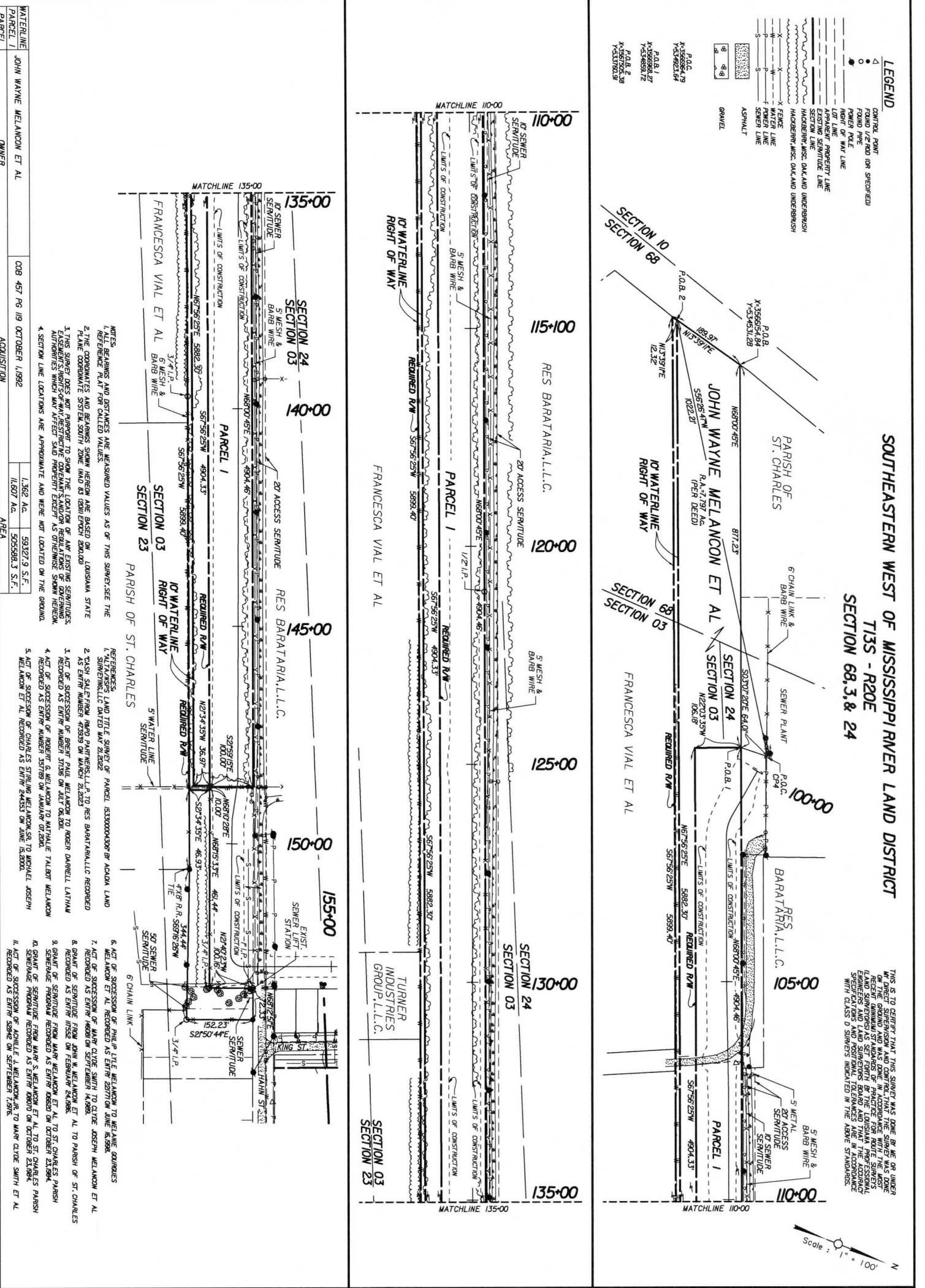
The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

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

And the ordinance was declared adopted the 6<sup>th</sup> day of January, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Nelly Fonseca*  
SECRETARY: *Michelle Spadato*  
DLVD/PARISH PRESIDENT: January 7, 2025  
APPROVED:  DISAPPROVED:

PARISH PRESIDENT: *Math Jewell*  
RETD/SECRETARY: January 8, 2025  
AT: 9:25am RECD BY: *[Signature]*



**LEGEND**

- CONTROL POINT
- ROUND 1/2" ROD (OR SPECIFIED) FOUND HERE
- RIGHT OF WAY LINE
- LOT LINE
- APPARENT PROPERTY LINE
- EXISTING SEWER LINE
- HACKBERRY, MISC. OAK, AND UNDERBUSH
- 5" FIBER OPTIC
- 6" POWER LINE
- SEWER LINE
- ASPHALT
- GRAVEL

P.O.B. 1  
X-35895864-27  
Y-334982164

P.O.B. 2  
X-35897025-39  
Y-334982164

**SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT**  
T135 - R20E  
SECTION 68, 3, & 24

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS AND PRACTICE FOR SURVEYS OF LAND SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL SURVEYING BOARD AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH CLASS D SURVEYS INDICATED IN THE ABOVE STANDARDS.

**NOTES**

1. BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY. SEE THE REFERENCE PLAT FOR CALLED VALUES.
2. THE COORDINATE SYSTEM SOUTH ZONE (NAD 83) (2011) IS USED.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SEWER LINES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.

**REFERENCES**

1. PLAT NUMBER 15300004-009 BY ADOLIA LAND SURVEYING, L.L.C. DATED MAY 21, 2022
2. T-135 S-1 FROM R-20E PARTNERSHIP, L.L.C. TO RES BARATARIA, L.L.C. RECORDED AS ENTRY NUMBER 74393 ON MARCH 21, 2023
3. ACT OF SUCCESSION OF BRETT PAUL MELANCON TO ROGER DANIEL LATIHAW RECORDED AS ENTRY NUMBER 37483 ON JULY 08, 2021
4. ACT OF SUCCESSION OF ROBERT J. MELANCON TO MATTHEW J. MELANCON RECORDED AS ENTRY NUMBER 35789 ON JANUARY 07, 2024
5. ACT OF SUCCESSION OF CHARLES STRLING MELANCON, SR. TO MICHAEL JOSEPH MELANCON ET AL RECORDED AS ENTRY 24453 ON JUNE 15, 2000

**REFERENCES**

1. ACT OF SUCCESSION OF PAUL W. MELANCON TO MELANCON COURTESY MELANCON ET AL RECORDED AS ENTRY 22110 ON JUNE 16, 2024
2. RECORDED AS ENTRY NUMBER 14288
3. RECORDED AS ENTRY NUMBER 14288
4. RECORDED AS ENTRY NUMBER 14288
5. RECORDED AS ENTRY NUMBER 14288
6. RECORDED AS ENTRY NUMBER 14288
7. RECORDED AS ENTRY NUMBER 14288
8. RECORDED AS ENTRY NUMBER 14288
9. RECORDED AS ENTRY NUMBER 14288
10. RECORDED AS ENTRY NUMBER 14288
11. RECORDED AS ENTRY NUMBER 14288
12. RECORDED AS ENTRY NUMBER 14288
13. RECORDED AS ENTRY NUMBER 14288
14. RECORDED AS ENTRY NUMBER 14288
15. RECORDED AS ENTRY NUMBER 14288
16. RECORDED AS ENTRY NUMBER 14288
17. RECORDED AS ENTRY NUMBER 14288
18. RECORDED AS ENTRY NUMBER 14288
19. RECORDED AS ENTRY NUMBER 14288
20. RECORDED AS ENTRY NUMBER 14288

**REFERENCES**

1. ACT OF SUCCESSION OF PAUL W. MELANCON TO MELANCON COURTESY MELANCON ET AL RECORDED AS ENTRY 22110 ON JUNE 16, 2024
2. RECORDED AS ENTRY NUMBER 14288
3. RECORDED AS ENTRY NUMBER 14288
4. RECORDED AS ENTRY NUMBER 14288
5. RECORDED AS ENTRY NUMBER 14288
6. RECORDED AS ENTRY NUMBER 14288
7. RECORDED AS ENTRY NUMBER 14288
8. RECORDED AS ENTRY NUMBER 14288
9. RECORDED AS ENTRY NUMBER 14288
10. RECORDED AS ENTRY NUMBER 14288
11. RECORDED AS ENTRY NUMBER 14288
12. RECORDED AS ENTRY NUMBER 14288
13. RECORDED AS ENTRY NUMBER 14288
14. RECORDED AS ENTRY NUMBER 14288
15. RECORDED AS ENTRY NUMBER 14288
16. RECORDED AS ENTRY NUMBER 14288
17. RECORDED AS ENTRY NUMBER 14288
18. RECORDED AS ENTRY NUMBER 14288
19. RECORDED AS ENTRY NUMBER 14288
20. RECORDED AS ENTRY NUMBER 14288

**REFERENCES**

1. ACT OF SUCCESSION OF PAUL W. MELANCON TO MELANCON COURTESY MELANCON ET AL RECORDED AS ENTRY 22110 ON JUNE 16, 2024
2. RECORDED AS ENTRY NUMBER 14288
3. RECORDED AS ENTRY NUMBER 14288
4. RECORDED AS ENTRY NUMBER 14288
5. RECORDED AS ENTRY NUMBER 14288
6. RECORDED AS ENTRY NUMBER 14288
7. RECORDED AS ENTRY NUMBER 14288
8. RECORDED AS ENTRY NUMBER 14288
9. RECORDED AS ENTRY NUMBER 14288
10. RECORDED AS ENTRY NUMBER 14288
11. RECORDED AS ENTRY NUMBER 14288
12. RECORDED AS ENTRY NUMBER 14288
13. RECORDED AS ENTRY NUMBER 14288
14. RECORDED AS ENTRY NUMBER 14288
15. RECORDED AS ENTRY NUMBER 14288
16. RECORDED AS ENTRY NUMBER 14288
17. RECORDED AS ENTRY NUMBER 14288
18. RECORDED AS ENTRY NUMBER 14288
19. RECORDED AS ENTRY NUMBER 14288
20. RECORDED AS ENTRY NUMBER 14288

<b>RIGHT OF WAY MAP</b> DRAINAGE AND WATERLINE RIGHT OF WAY JOHNSON MELANCON ET AL IN SECTIONS 68, 3, & 24 T135-R20E HAHNVILLE, ST. CHARLES PARISH, LA			DESIGN M. LEDET CHECK D. HYMEL DETAIL K. JONES CHECK M. LEDET REVIEW D. HYMEL SERIES N/A	PARISH ST. CHARLES CRESCENT PROJECT 22.006 PARISH PROJECT P220202	SHEET NUMBER 2
KING & HAHN ST. DRAINAGE IMPROVEMENTS			NO. 1 DATE 12/24 REVISION OR CHANGE ORDER DESCRIPTION REMOVE PARCEL 2	M.J.L. BY	12/16/24