

**2026-0087**

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

**ORDINANCE NO.** 26-3-8

An ordinance approving and authorizing the execution of the purchase and/or expropriation by St. Charles Parish from the owners of a certain 5.72 acre parcel of property described as a portion of Lot 4B, Gassen Estate owned by LR Gassen Holding, LLC, et al located at 400 Hackberry Street in the unincorporated community of Luling, LA on the west bank of the Mississippi River in St. Charles Parish.

**WHEREAS,** LR Gassen Holding, LLC, et al are the owners of a certain 5.72 acre (249,113.56 sq. ft.) parcel of property described as a portion of Lot 4B, Gassen Estate located at 400 Hackberry Street in the unincorporated community of Luling, LA on the west bank of the Mississippi River in St. Charles Parish as per the Boundary Survey prepared by Matthew J. Ledet, PLS dated July, 24, 2024; and,

**WHEREAS,** said property already has a drainage ditch located along the eastern edge of the property, which is adjacent to the back property line of homes located on the western side of Kinler Street in Luling, Louisiana; and,

**WHEREAS,** the Parish has maintained this historical drainage ditch by mowing the property and removing debris and sediment from the ditch; and,

**WHEREAS,** St. Charles Parish as part of the West Bank Master Drainage Plan completed a hydraulic and hydrologic study of the Luling and Luling I-310 Watershed in March of 2023, 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 Kinler Street Canal (Project No. P250705) was designated as Priority 1 for the Luling and Luling I-310 Watershed; and,

**WHEREAS,** it is a necessary public need 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 this Luling community; and,

**WHEREAS,** the acquisition of said property will allow St. Charles Parish to enlarge the Kinler Street Canal to accept larger drainage flows, thus reducing flooding in the area; and,

**WHEREAS,** properties are more particularly described on the Boundary Survey by Crescent Engineering & Mapping, LLC, dated July 24, 2024, attached hereto and made a part hereof; and,

**WHEREAS,** St. Charles Parish acknowledges its obligation to provide just compensation at fair market value, as required by Louisiana R.S. 19.9 and all other applicable laws.

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

**SECTION I.** The St. Charles Parish Council hereby approves that the purchase and/or expropriation of the 5.72 acre parcel owned by LR Gassen Holding, LLC, et al by St. Charles Parish for fair market value in accordance with Louisiana R.S. 19.9, et seq.

**SECTION II.** That the Parish President is hereby authorized to execute any and all documents necessary to complete said purchase and/or expropriate on behalf of St. Charles Parish in accordance with law.

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 this 16th day of March, 2026, to become effective (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]  
SECRETARY: [Signature]  
DLVD/PARISH PRESIDENT: March 17, 2026  
APPROVED: [Signature] DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: [Signature]  
RETD/SECRETARY: March 19, 2026  
AT: 3:43pm RECD BY: [Signature]

**LEGEND:**

- CONTROL POINT
- FND. 1/2" I.R. (IRON ROD)
- SET 3/4" I.P. (IRON PIPE)
- PROPERTY LINE
- ROAD'S EDGE
- ROAD CENTERLINE
- SECTION LINE
- BUILDING
- RAILROAD
- DITCH

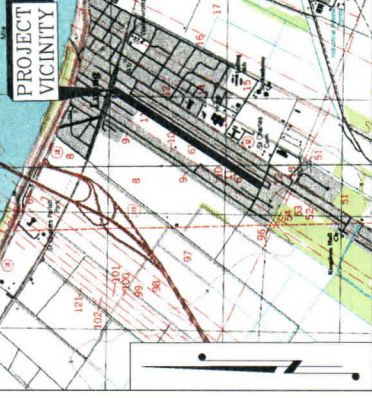
**NOTES:**

1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND. BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM GPS STATIC OBSERVATIONS TAKEN AT THE TIME OF SURVEY. BEARINGS AND DISTANCES ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE. SURVEY FEET.
2. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE LOCATIONS OF ANY EXISTING, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS AND/OR SECTIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
3. THE UNDERGROUND UTILITIES WERE NOT PART OF THIS SCOPE OF WORK AND NO ATTEMPT WAS MADE TO LOCATE THEM. UTILITY LOCATES SHOULD BE MADE THROUGH LOUISIANA ONE CALL, 800.272.3020
4. SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.
5. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY, SEE THE REFERENCE PLAT FOR CALLED VALUES.
6. PORTIONS OF BUILDINGS ARE DIGITIZED FROM AERIAL IMAGES AND NOT COMPLETELY SURVEYED ON THE GROUND.
7. FIELD WORK COMPLETED ON 06/19/2024.
8. THE ENTIRETY OF THE GASSEN PROPERTY WAS NOT SURVEYED, THIS IS ONLY A PARTIAL SURVEY.

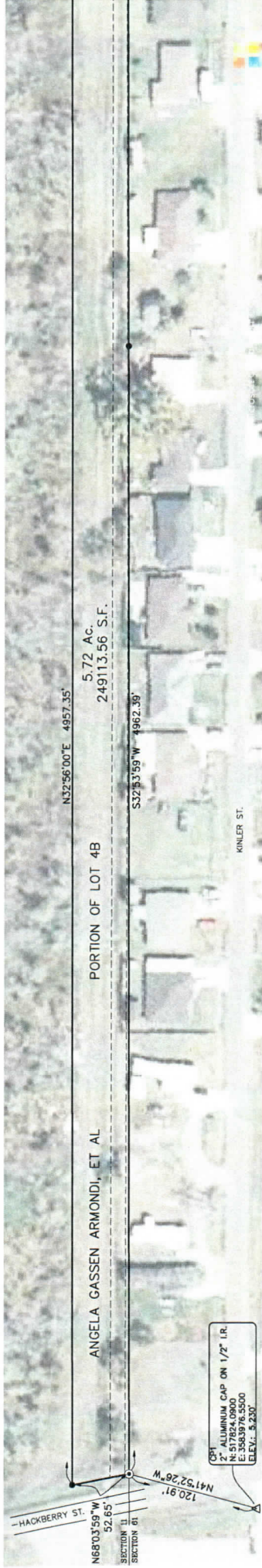
**REFERENCES:**

1. MAP ENTITLED "DIVISION OF GASSEN ESTATE PORTIONS OF SECTIONS 11 & 53 - T13S - R21E AND SECTION 90 - T13S - R20E NEAR LULING, ST. CHARLES PARISH, LA" BY E.M. COLLIER AND FILED UNDER D00210 ON SEPTEMBER 29, 1945.
2. SUCCESSION OF RENA ROBERT GASSEN FILE IN CONVEYANCE BOOK 914 PG 68 ON DECEMBER 21, 2021.

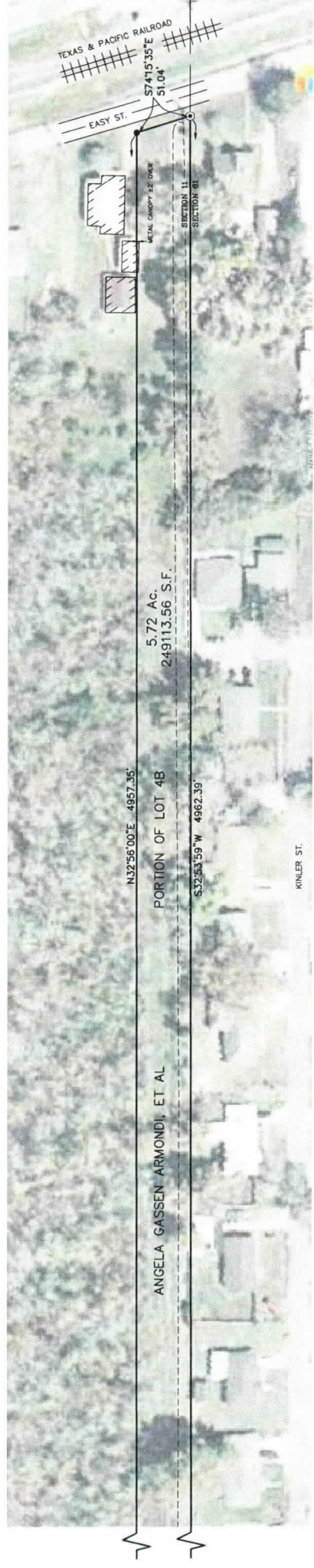
"THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD, AND THAT THE POSITIONS AND DISTANCES INDICATED IN THE ABOVE STANDARDS."



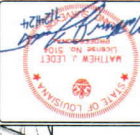
VICINITY MAP  
1"=2000'



CS#1  
2" ALUMINUM CAP ON 1/2" I.R.  
N: 517824.0900  
E: 35683976.5000  
ELEV: 8.250'



SHEET NUMBER	1 OF 1
PROJECT	ST CHARLES
PROJECT	Z4.016
DATE	7/24/2024
SCALE	1"=50'
CHECK	M. LEDET
DETAIL	K. JONES
CHECK	D. HYNEL
SURVEY	M. LEDET



NO.	DATE	REVISION OR CHANGE ORDER DESCRIPTION

**CRESCENT**  
SURVEYING & ENGINEERING, L.L.C.  
1000 PINE BLVD, SUITE 200  
LAFAYETTE, LA 70501

**BOUNDARY SURVEY**  
OF A PORTION OF LOT 4B OF THE GASSEN  
ESTATE BETWEEN HACKBERRY ST. AND EASY ST.  
FOR ST. CHARLES PARISH  
IN SECTION 11, T13S - R21E  
LULING, ST. CHARLES PARISH, LA  
ANGELA GASSEN ARMONDI, ET AL