

2021-0034

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

ORDINANCE NO. 21-2-6

An ordinance to approve and authorize the Lafourche Basin Levee District to purchase and or/expropriate the necessary real estate interest to a portion of land owned by Karen Majoria Gervais LeGlue, et al (Peter L. Glaser, Kay Fisher Blocker, Oscar Gervais, Jr. Descendants' Trusts, Murphy C. Majoria, Marc E. Majoria, Shea M. Majoria, Barry J. Majoria, and Dana G. Majoria) designated as Parcel 1-2B for the West Bank Hurricane Protection Levee, Phase III – Ellington, St. Charles Parish, Louisiana, and to authorize the transfer of the necessary funding thereof.

WHEREAS, the Parish of St. Charles has determined a public need to protect the property owners of the West Bank of St. Charles Parish from flooding of tidal water of the Gulf of Mexico with the Construction of the West Bank Hurricane Protection Levee, Phase III – Ellington, St. Charles Parish, Louisiana “Project”; and,

WHEREAS, the Parish of St. Charles has entered into a Cooperative Endeavour Agreement with the Lafourche Basin Levee District per Ordinance No. 09-8-2 on August 3, 2009 to acquire the necessary real estate interest to construct the project; and,

WHEREAS, it is necessary for Lafourche Basin Levee District to acquire the identified real estate interest from landowners in order for St. Charles Parish to operate and maintain the Ellington Pump Station to protect the property owners of the West Bank of St. Charles Parish; and,

WHEREAS, the Lafourche Basin Levee District has provided just compensation offers and negotiated in good faith with the landowners, Karen Majoria Gervais LeGlue, et al (Peter L. Glaser, Kay Fisher Blocker, Oscar Gervais, Jr. Descendants' Trusts, Murphy C. Majoria, Marc E. Majoria, Shea M. Majoria, Barry J. Majoria, and Dana G. Majoria), to acquire the necessary real estate interest to Parcel 1-2B at fair-market values established by two (2) certified independent appraisals; and,

WHEREAS, in the event the landowners decline to take curative steps needed to grant the necessary rights to the Lafourche Basin Levee District or refuse to grant the necessary rights and the required real estate cannot be amicably acquired; and,

WHEREAS, Article 5, Item C of the Cooperative Endeavour Agreement states the decision to expropriate shall be at the sole discretion of the Parish as evidenced by written authorization of the Parish President and the transfer of funds required for deposit in the registry of the court delivered by the Parish to the Lafourche Basin Levee District prior to filing of the expropriation proceedings; and,

WHEREAS, the fair market value of the required real estate interest that needs to be acquired for the West Bank Hurricane Protection Levee, Phase III - Ellington, as established by two (2) licensed MAI appraisers and reviewed by an independent third-party licensed MAI Appraiser, is \$11,100.00.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That there is hereby a public need for the above described property to operate and maintain portions of the West Bank Hurricane Protection Levee, Phase III - Ellington.

SECTION II. That the Lafourche Basin Levee District is hereby authorized to expropriate the required real estate interest owned by Karen Majoria Gervais LeGlue, et al (Peter L. Glaser, Kay Fisher Blocker, Oscar Gervais, Jr. Descendants' Trusts, Murphy C. Majoria, Marc E. Majoria, Shea M. Majoria, Barry J. Majoria, and Dana G. Majoria) designated as Parcel 1-2B of the West Bank Hurricane Protection Levee, Phase III – Ellington, St. Charles Parish, Louisiana, for the operation and maintenance of the Ellington Pump Station.

SECTION III. That the Parish hereby authorizes the transfer of \$11,100.00 in project funding to the Lafourche Basin Levee District for the acquisition of said property.

SECTION IV. 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.

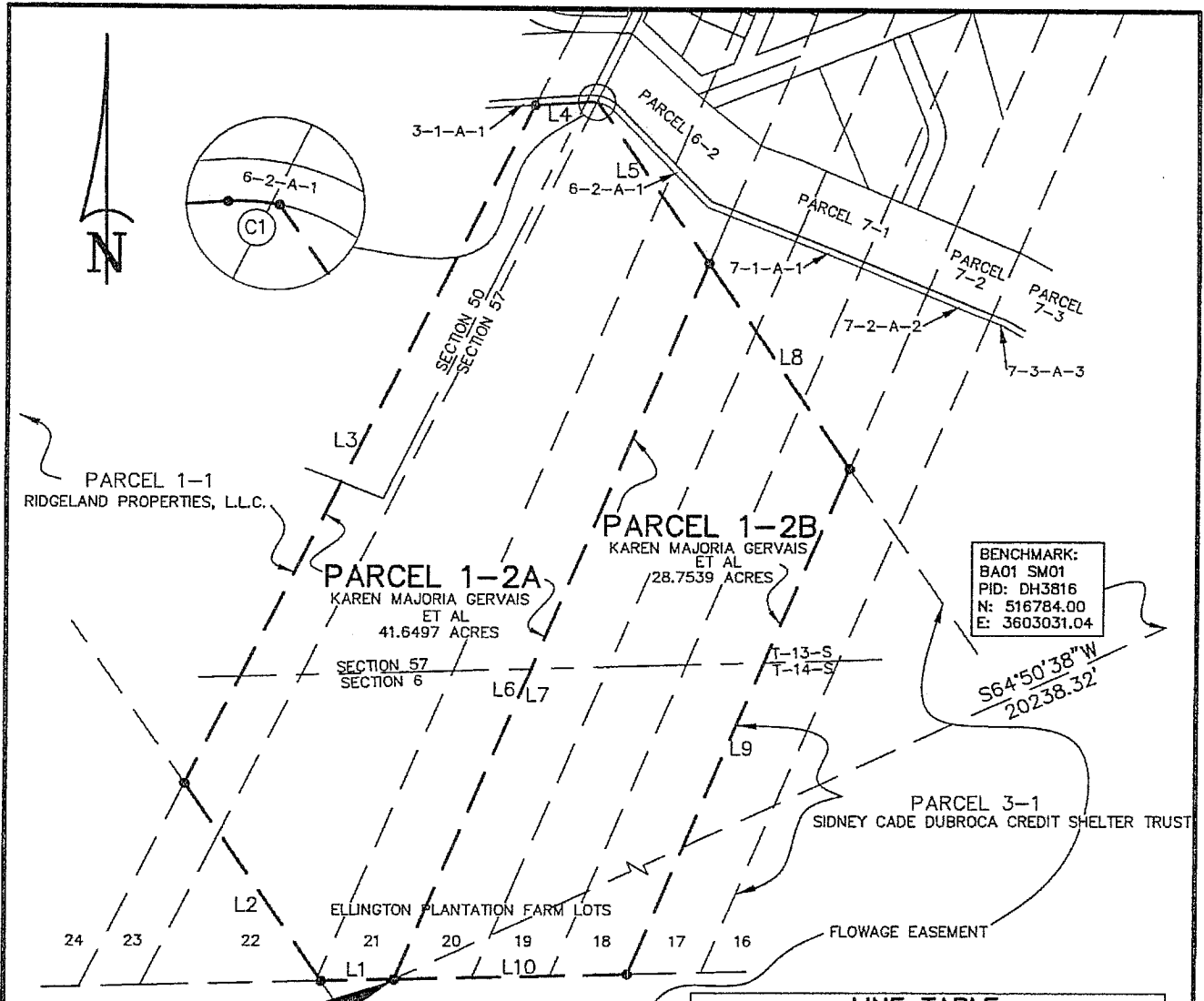
The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,
DUFRENE, BELLOCK, FISHER
NAYS: NONE
ABSENT: NONE
ABSTAIN: FISHER-PERRIER

And the ordinance was declared adopted the 8th day of February, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Marilyn Bellock
SECRETARY: Michelle Dupont
DLVD/PARISH PRESIDENT: February 9, 2021
APPROVED: DISAPPROVED:

PARISH PRESIDENT: Math Juneau
RETD/SECRETARY: February 9, 2021
AT: 3:31 pm RECD BY: [Signature]



PARCEL 1-1
RIDGELAND PROPERTIES, L.L.C.

PARCEL 1-2A
KAREN MAJORIA GERVAIS
ET AL
41.6497 ACRES

PARCEL 1-2B
KAREN MAJORIA GERVAIS
ET AL
28.7539 ACRES

BENCHMARK:
BA01 SM01
PID: DH3816
N: 516784.00
E: 3603031.04

PARCEL 3-1
SIDNEY CADE DUBROCA CREDIT SHELTER TRUST

ELLINGTON PLANTATION FARM LOTS

FLOWAGE EASEMENT

N: 508180.99
E: 3584712.25

RIDGELAND PROPERTIES, L.L.C.

SCALE: 1" = 500'

LEGEND

- CALCULATED CORNER

TITLE: SURVEY PLAT OF PARCEL 1-2A & PARCEL 1-2B OF A FLOWAGE EASEMENT BEING A PORTION OF ELLINGTON PLANTATION FARM LOTS 18, 19, 20, 21, 22 & 23 SITUATED IN SECTION 57, T-13-S, R-21-E, & SECTION 6, T-14-S, R-21-E, LULING, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: 1. RIGHT OF WAY MAP WEST BANK HURRICANE PROTECTION LEVEE - PHASE III, ELLINGTON, ST. CHARLES PARISH BY STEPHEN P. FLYNN, P.L.S. DATED 4/17/2014.

BASIS OF BEARING: BEARINGS/COORDINATES HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING OPUS SOLUTION REPORT DATED MARCH 14, 2018.

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 2909 - 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.
 C. PARCELS 3-1-A-1, 6-2-A-1, 6-2, 7-1, 7-2, 7-3, 7-1-A-1, 7-2-A-2 & 7-3-A-3 ARE PER PERPETUAL LEVEE & CHANNEL EASEMENT PER REFERENCE MAP NO. 1.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°39'49"W	214.05'
L2	N34°12'48"W	717.53'
L3	N26°25'04"E	2285.48'
L4	N85°56'14"E	161.19'
L5	S34°12'48"E	585.94'
L6	S22°55'04"W	2345.75'
L7	N22°55'04"E	2345.75'
L8	S34°12'48"E	744.01'
L9	S22°53'06"W	1659.99'
L10	S88°39'49"W	686.44'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	23.93'	90.00'	S86°26'50"E 23.86'

CERTIFIED TO: ST. CHARLES PARISH

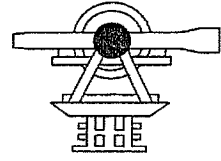
Stephen P. Flynn

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

DATE: APRIL 3, 2018

DRAWN BY: KPB | DRAWING NO. L1553_WO3110_PARCEL 1-2A & 1-2B

RIVERLANDS SURVEYING COMPANY



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

