

Ord.

**2009-0209**

**INTRODUCED BY: TERRY AUTHEMENT, COUNCILMAN-AT-LARGE, DIVISION B  
ORDINANCE NO. 09-6-6**

An ordinance to approve and authorize the execution of a Cooperative Endeavor Agreement and an Act of Donation with the St. Charles Parish School Board for the use of the Old Paradis School site for a Public Library.

**WHEREAS,** Councilman Terry Authement has requested that the St. Charles Parish School Board allow the Parish to use the Old Paradis School site for the purpose of building, operating, equipping, and maintaining a Public Library; and,

**WHEREAS,** the School Board has agreed to allow the use of said site and to donate said property to the Parish for its use; and,

**WHEREAS,** it is the desire of the Parish to approve said Cooperative Endeavor Agreement and Act of Donation.

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

**SECTION I.** That the Cooperative Endeavor Agreement and the Act of Donation by and between the St. Charles Parish School Board and St. Charles Parish are hereby approved.

**SECTION II.** That the Parish President is hereby authorized to execute said Cooperative Endeavor Agreement and Act of Donation on behalf of St. Charles Parish.

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

YEAS: SCHEXNAYDRE, AUTHEMENT, RAYMOND, TASTET, BENEDETTO, HOGAN, COCHRAN, LAMBERT, NUSS  
NAYS: NONE  
ABSENT: NONE

And the ordinance was declared adopted this 15th day of June, 2009, to become effective five (5) days after publication in the Official Journal.

Old Paradis School Site Agreement

CHAIRMAN: *Terry Authement*  
SECRETARY: *Antonia Jacob Tucker*  
DLVD/PARISH PRESIDENT: June 16, 2009  
APPROVED:  DISAPPROVED:   
PARISH PRESIDENT: *W. Earl*  
RETD/SECRETARY: June 16, 2009  
AT: 3:20 pm RECD BY: *W. Earl*

**COOPERATIVE ENDEAVOR AGREEMENT BETWEEN  
THE ST. CHARLES PARISH SCHOOL BOARD AND ST. CHARLES PARISH**

THIS AGREEMENT made this 23<sup>rd</sup> day of July, 2009, by and between the ST. CHARLES PARISH SCHOOL BOARD ("SCHOOL BOARD") herein represented by its president, Stephen M. Crovetto by virtue of a Resolution of the School Board adopted on 20 May, 2009, and whose address is 13855 River Road, Luling, Louisiana 70070, and ST. CHARLES PARISH ("PARISH") herein represented by its president, V. J. St. Pierre, Jr., by virtue of Ordinance No 096.6 adopted by the St. Charles Parish Council on 15 June, 2009, and whose address is 15045 River Road, P.O. Box 302, Hahnville, LA 70057.

WHEREAS, it is the intent of both the SCHOOL BOARD and the PARISH to provide for and maintain the quality of life for the residents of St Charles Parish; and

WHEREAS, the Parish through its governing authority is responsible for and required to provide the public service of equipping, maintaining, and operating public libraries, as the public demands require; and

WHEREAS, the operation and providing of properly equipped and maintained libraries to the public is important and vital to the general education and welfare of the public; and

WHEREAS, the SCHOOL BOARD recognizes the value of a properly equipped and maintained library to the public and its general education and welfare; and

WHEREAS, there is a need to provide a properly equipped and maintained public library in the Paradis area of St. Charles Parish; and

WHEREAS, the SCHOOL BOARD owns a portion of land in or near Paradis, St. Charles Parish, Louisiana, that is no longer needed for school purposes and has been declared by the SCHOOL BOARD to be surplus property; and

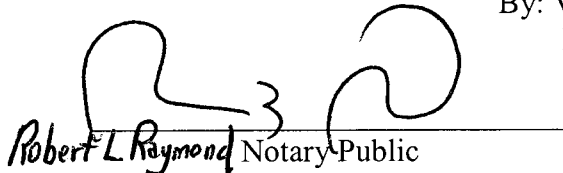
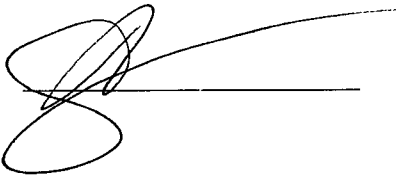
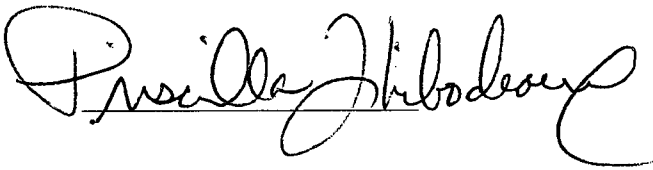
WHEREAS, the PARISH desires to erect, maintain, and equip a public library facility in or near Paradis, St. Charles Parish, Louisiana;

NOW, THEREFORE, THE SCHOOL BOARD AND THE PARISH hereby enter into this Cooperative Agreement for the purpose of operating and providing library services to the public through the construction and equipping of a public library in or near Paradis, St. Charles Parish, Louisiana, subject to the following:

1. The term of this Agreement is for the length of time that the Parish operates and provides library services to the public at the specific location and on the specific property to be donated by the SCHOOL BOARD to the PARISH, unless a shorter period of time is mutually agreed upon;

2. The SCHOOL BOARD shall donate the subject property to the PARISH, and construction of the library branch by the PARISH is required to begin within two (2) years of the date of the Donation of Property contemplated by this Cooperative Endeavor Agreement.
3. That should construction of the library branch not commence within the time frame stated herein, said property shall revert to the SCHOOL BOARD;
4. That at any time in the future the donated property is no longer used as a public library, it and all improvements thereon shall revert to the SCHOOL BOARD;
5. That should either of the reversionary clauses contained herein be implemented, the SCHOOL BOARD shall have the right to demand of the PARISH, and the PARISH shall be obligated at its sole expense, to remediate the property and improvements thereon such that they are free of any and all potential and/or existing environmental contamination liabilities, to the reasonable satisfaction of the SCHOOL BOARD.
6. That all costs and expenses of the construction, equipping, operation and maintenance of the library and of the subject property shall be borne by the PARISH.

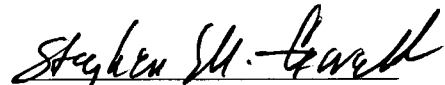
WITNESSES:



Robert L. Raymond Notary Public

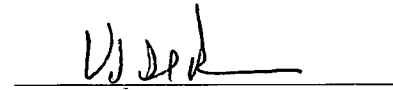
LSBA #: 11408

**ST. CHARLES PARISH  
SCHOOL BOARD**



By: Steven M. Crovetto  
President

**ST. CHARLES PARISH**



By: V. J. St. Pierre, Jr.  
Parish President

ACT OF DONATION

UNITED STATES OF AMERICA

BY ST. CHARLES PARISH  
SCHOOL BOARD

STATE OF LOUISIANA

TO ST. CHARLES PARISH

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 23<sup>rd</sup> day of July, in the year of Our Lord two thousand and nine (2009);

**BEFORE ME, Robert L. Raymond**, a 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:**

**ST. CHARLES PARISH SCHOOL BOARD**, a political subdivision of the State of Louisiana, Tax Identification No. 72-6001209, herein represented by Rodney R. Lafon, Superintendent of Schools for the Parish of St. Charles, and Stephen M. Crovetto, President, by virtue of a Resolution of the St. Charles Parish School Board adopted on 20 May, 2009 and whose address is 13855 River Road, Luling, LA 70070;

Who declared that it does by these presents grant, bargain, convey, transfer, assign, set over, abandon and deliver, without any warranties whatsoever but 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, and does by these presents make a manual gift and donation unto:

**ST. CHARLES PARISH**, a political subdivision of the State of Louisiana, herein represented by V. J. St. Pierre, Jr., Parish President, by virtue of Ordinance No. 09-6-6, Adopted by the St. Charles Parish Council on 15 June 2009, and whose address is 15045 River Road, P. O. Box 302, Hahnville, LA 70057;

hereby appearing for the purpose of accepting the following described property, to-wit:

Three certain tracts of land situated in Section 39 – T14S – R20E located in the Paradis Townsite, St. Charles Parish, State of Louisiana, more particularly described as follows:

One certain tract of land located in Reservation No. 1 of the Paradis Townsite measuring 150' along Fonda Street, 206' along Audubon

Street (formerly known as Wisner Street), 150' along LA 631 (formerly known as Old LA Highway 90), 206' along Lot 1 and identified as the "Paradis Public School" site. Said property having been acquired by the School Board of St. Charles Parish in November of 1911 from Julius F. Funk recorded in Book Q on Page 343 of the Conveyance records of St. Charles Parish.

AND

Two certain tracts of land designated as Lots 1 and 2 of Reservation No. 1 of the Paradis Townsite, Lot 1 measuring 50' along Fonda Street, 206' along Paradis Public School Site, 50' along LA 631 (formerly known as Old LA Highway 90), and 206' along Lot 2. Lot 2 measures 50' along Fonda Street, 206' along Lot 1, 50' along LA 631 (formerly known as Old LA Highway 90) and 206' along Lot 3. Said property having been acquired by the St. Charles Parish School Board on February 4, 1963 from the Succession of Mrs. Margaret G. Smith recorded in C.O.B. 35, Folio 250, Entry No. 23,648 of the Conveyance records of St. Charles Parish.

All as more fully shown on a survey entitled Plan Showing Lots 1 and 2 of "Reservation No. 1 Sub-Division" at Paradis, St. Charles Parish, LA, and in Section 39 – T14S – R20E, made for the St. Charles Parish School Board by E. M. Collier, Registered Land Surveyor, dated October 23, 1962 and attached to the sale by the Succession of Mrs. Margaret G. Smith noted above.

The tracts of ground transferred herein total 51,500 square feet.

It is further agreed and stipulated that the property being donated herein is being donated for the construction and operation of a public library. Construction of said public library is required to begin within two years of this donation, or said property and all improvements thereon shall revert to the St. Charles Parish School Board. Should at any time in the future this property and all improvements thereon no longer be used as a public library, said property and all improvements thereon shall revert to the St. Charles Parish School Board. However, it is further agreed and stipulated that should either of the reversionary clauses contained herein be implemented, the SCHOOL BOARD shall have the right to demand of the PARISH, and the PARISH shall be obligated at its sole expense, to remediate the property and improvements thereon such that they are free of any and all potential and/or existing environmental contamination liabilities, to the reasonable satisfaction of the SCHOOL BOARD.

It is acknowledged that this donation is being made as a Cooperative Endeavor Agreement and is authorized by Article 6, Section 20 of the Constitution of the State of Louisiana, The Local Services Law of the State of Louisiana, (RS

33:1321-1337) and other laws of the State of Louisiana, in order to allow St. Charles Parish to better provide the citizens of the parish with library services.

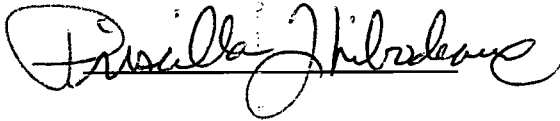
**TO HAVE AND TO HOLD** unto St. Charles Parish, its successors and assigns forever.

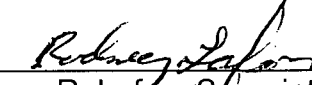
V. J. St. Pierre, Jr., Parish President, herein acting on behalf of St. Charles Parish, does hereby acknowledge to have received from the donor the property above described, and who declares that he accepts said donation for and on behalf of St. Charles Parish, its successors and assigns forever.

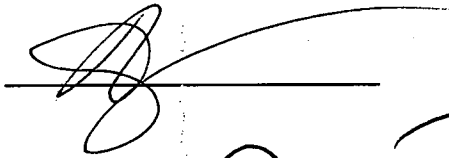
**THUS DONE AND PASSED**, in my office in St. Charles Parish, Louisiana, on the day, month and year herein first above written, in the presence of the two named and undersigned witnesses, and me, Notary, after reading of the whole.

**WITNESSES:**

**ST. CHARLES PARISH SCHOOL BOARD**



BY:   
Rodney R. Lafon, Superintendent  
of Schools for the Parish of St.  
Charles



BY:   
Stephen M. Crovetto, President of the St. Charles  
Parish School Board




**ROBERT L. RAYMOND – LSBA #11408,  
Notary Public**

**THUS DONE AND PASSED**, in my office in St. Charles Parish, Louisiana, on the day, month and year herein first above written, in the presence of the two named and undersigned witnesses, and me, Notary, after reading of the whole.

**WITNESSES:**

**ST. CHARLES PARISH**



BY:   
V. J. St. Pierre, Jr.  
Parish President





**ROBERT L. RAYMOND – LSBA #11408,  
Notary Public**

**RESOLUTION DECLARING  
CERTAIN PROPERTY AS  
SURPLUS PROPERTY**

WHEREAS, the ST. CHARLES PARISH SCHOOL BOARD ("SCHOOL BOARD") owns the following described property ("subject property"), to-wit:

Three certain tracts of land situated in Section 39 – T14S – R20E located in the Paradis Townsite, St. Charles Parish, State of Louisiana, more particularly described as follows:

One certain tract of land located in Reservation No. 1 of the Paradis Townsite measuring 150' along Fonda Street, 206' along Audubon Street (formerly known as Wisner Street), 150' along LA 631 (formerly known as Old LA Highway 90), 206' along Lot 1 and identified as the "Paradis Public School" site. Said property having been acquired by the School Board of St. Charles Parish in November of 1911 from Julius F. Funk recorded in Book Q on Page 343 of the Conveyance records of St. Charles Parish.

AND

Two certain tracts of land designated as Lots 1 and 2 of Reservation No. 1 of the Paradis Townsite, Lot 1 measuring 50' along Fonda Street, 206' along Paradis Public School Site, 50" along LA 631 (formerly known as Old LA Highway 90), and 206' along Lot 2. Lot 2 measures 50' along Fonda Street, 206' along Lot 1, 50' along LA 631 (formerly known as Old LA Highway 90) and 206' along Lot 3. Said property having been acquired by the St. Charles Parish School Board on February 4, 1963 from the Succession of Mrs. Margaret G. Smith recorded in C.O.B. 35, Folio 250, Entry No. 23,648 of the Conveyance records of St. Charles Parish.

All as more fully shown on a survey entitled Plan Showing Lots 1 and 2 of "Reservation No. 1 Sub-Division" at Paradis, St. Charles Parish, LA, and in Section 39 – T14S – R20E, made for the St. Charles Parish School Board by E. M. Collier, Registered Land Surveyor, dated October 23, 1962 and attached to the sale by the Succession of Mrs. Margaret G. Smith noted above.

The tracts of ground transferred herein total 51,500 square feet.

WHEREAS, the subject property is no longer needed for school purposes;

WHEREAS, since the subject property is no longer needed for school purposes, it can be declared to be surplus property;

THEREFORE, IT IS RESOLVED that the following described property

is no longer needed for school purposes and is hereby declared to be surplus property, more particularly to-wit:

Three certain tracts of land situated in Section 39 – T14S – R20E located in the Paradis Townsite, St. Charles Parish, State of Louisiana, more particularly described as follows:

One certain tract of land located in Reservation No. 1 of the Paradis Townsite measuring 150' along Fonda Street, 206' along Audubon Street (formerly known as Wisner Street), 150' along LA 631 (formerly known as Old LA Highway 90), 206' along Lot 1 and identified as the "Paradis Public School" site. Said property having been acquired by the School Board of St. Charles Parish in November of 1911 from Julius F. Funk recorded in Book Q on Page 343 of the Conveyance records of St. Charles Parish.

AND

Two certain tracts of land designated as Lots 1 and 2 of Reservation No. 1 of the Paradis Townsite, Lot 1 measuring 50' along Fonda Street, 206' along Paradis Public School Site, 50" along LA 631 (formerly known as Old LA Highway 90), and 206' along Lot 2. Lot 2 measures 50' along Fonda Street, 206' along Lot 1, 50' along LA 631 (formerly known as Old LA Highway 90) and 206' along Lot 3. Said property having been acquired by the St. Charles Parish School Board on February 4, 1963 from the Succession of Mrs. Margaret G. Smith recorded in C.O.B. 35, Folio 250, Entry No. 23,648 of the Conveyance records of St. Charles Parish.

All as more fully shown on a survey entitled Plan Showing Lots 1 and 2 of "Reservation No. 1 Sub-Division" at Paradis, St. Charles Parish, LA, and in Section 39 – T14S – R20E, made for the St. Charles Parish School Board by E. M. Collier, Registered Land Surveyor, dated October 23, 1962 and attached to the sale by the Succession of Mrs. Margaret G. Smith noted above.

The tracts of ground transferred herein total 51,500 square feet.

YEAS: *Crovetto, Naquin, Alexander, Bergeron, Sauais, Smith, Robichaux, Suffrin*

NAYS:

ABSENT:

And the resolution was declared adopted on this 20 day of May,

2009.

*Stephen M. Crovetto*  
\_\_\_\_\_  
Stephen M. Crovetto  
President, St. Charles Parish School Board

*Rodney R. Lafon*  
\_\_\_\_\_  
Rodney R. Lafon  
Secretary  
Superintendent of Schools



**RESOLUTION AUTHORIZING  
THE EXECUTION OF A COOPERATIVE ENDEAVOR AGREEMENT  
WITH ST. CHARLES PARISH AND  
AN ACT OF DONATION TO ST. CHARLES PARISH**

WHEREAS, the ST. CHARLES PARISH SCHOOL BOARD ("SCHOOL BOARD") recognizes the benefits that a properly maintained and equipped public library has to the quality of life of a community; and

WHEREAS, the SCHOOL BOARD owns property located in Paradis, St. Charles Parish, Louisiana, which has been declared by the SCHOOL BOARD as surplus property, as it is no longer needed for school purposes; and

WHEREAS, ST. CHARLES PARISH has expressed its desire to build, operate, and maintain a public library in Paradis; and

WHEREAS, the SCHOOL BOARD desires to enter a COOPERATIVE ENDEAVOR AGREEMENT with ST. CHARLES PARISH regarding the donation of land to ST. CHARLES PARISH for its use in building, operating, equipping and maintaining a public library in Paradis, St. Charles Parish, Louisiana, a copy of the COOPERATIVE ENDEAVOR AGREEMENT and Act of Donation being attached as Exhibits A and B respectively.

NOW, THEREFORE BE IT RESOLVED:

That the ST. CHARLES PARISH SCHOOL BOARD authorizes the Superintendent of Schools and/or the President of the School Board to enter into and execute the COOPERATIVE ENDEAVOR AGREEMENT with ST CHARLES PARISH and the ACT OF DONATION to ST. CHARLES PARISH, copies of which are attached hereto as Exhibits A and B respectively, and to execute any other documents and take

whatever other measures are necessary to carry out these actions, provided the documents are approved by the School Board's counsel.

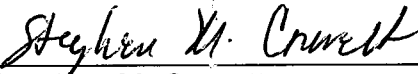
Upon roll call vote, the following were tabulated:


YEAS: Crovetto, Naquin, Alexander, Bergeron, Sausie,  
Smith, Robichaux, Sutfin

NAYS:

ABSENT:

And the resolution was declared adopted on this 20 day of  
May, 2009.

  
\_\_\_\_\_  
Stephen M. Crovetto  
President, St. Charles Parish School Board

  
\_\_\_\_\_  
Rodney R. Lafon  
Secretary  
Superintendent of Schools