



St. James Parish Council

Ryan Louque
Chairman

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Vondra Etienne-Steib
Vice-Chairwoman

Linda Hubbell
Secretary

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced at a regular meeting of the Parish Council of the Parish of St. James, State of Louisiana, on April 2, 2025, and laid over for publication of notice:

PROPOSED ORDINANCE 25-03 ST. JAMES PARISH COUNCIL

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF IMMOVABLE PROPERTY BY THE PARISH OF ST. JAMES FOR ST. JAMES PARISH UTILITY NEEDS FROM PETER BODIN

WHEREAS, St. James Parish Government Utilities Department is experiencing significant growth due to increasing service demands and operational expansion. As a result, the Utility Department's current laydown yard, which houses critical inventory and equipment, is no longer sufficient to support ongoing and future operations.

WHEREAS, St. James Parish Government seeks to acquire additional property to expand its Utility Department lay down yard which is essential to accommodate the growing inventory and specialized equipment necessary for maintaining and improving utility services and to enhance operational efficiency and safety.

WHEREAS, the immovable property and improvements to be transferred to St. James Parish Government is located at 2580 La. Highway 20, Vacherie, LA and is more fully described and is attached as a part herein, labeled Exhibit "A" and was offered and accepted by owner to purchase for the sum of \$100,000.00 which is less than the appraised value.

NOW, THEREFORE, BE IT ORDAINED, by the St. James Parish Council, acting as the governing authority of the Parish of St. James, State of Louisiana, that

SECTION 1: The Parish hereby approves the purchase of immovable property for the appraised value said property located in 2580 Vacherie, LA from Peter Bodin to St. James Parish as more fully described in Exhibit "A", through the execution of any and all documents necessary in order to effectuate the purchase of said immovable property and improvements to St. James Parish, and that the Parish President be and he is hereby authorized and empowered to execute and all such documents for, on behalf of St. James Parish, in the manner of, and under the official seal of the Parish.

SECTION 2: The Parish President, Peter A. Dufresne, is hereby further authorized, empowered, and directed for, on behalf of, and in the name of the St. James Parish Government to execute and deliver any and all instruments, documents, and certificates which may be required to accomplish this purchase of the title and/or ownership of said immovable property and improvements in his sole discretion, or as may otherwise be required or necessary, convenient, or appropriate to the transactions described in this ordinance.

SECTION 3: The Parish President, Peter A. Dufresne is hereby further authorized and directed to approve for, on behalf of, and in the name of the St. James Parish Government any changes, additions, or deletions in any of the documents, instruments, or certificates referred to in this ordinance. The signature of the Parish President, upon such documents set forth above or as may be otherwise required for or necessary, convenient, or appropriate to the manner described in this ordinance or required by the State of Louisiana, are deemed to be conclusive evidence of their due exercise of the authority vested in him hereunder; and,

BE IT, FURTHER, ORDAINED, by the St. James Parish Council, that the transfer of the immovable property and improvements, more fully described in Exhibit "A" which includes all land, buildings, additions, servitudes, right of ways and improvements of any kind, shall be accepted.

NOTICE IS HEREBY, FURTHER, GIVEN that the Parish Council of said Parish will meet at 6:00 p.m. on Wednesday, April 16, 2025, in the Council Chambers of the Parish Courthouse Annex, 2631 Hwy 20, Vacherie, LA at which time there will be a public hearing on the adoption of the aforesaid ordinance.

s/ Ryan Louque
Chairman

s/Linda Hubbell
Secretary

Note: St. James Parish will provide, upon request, reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact 1-800-846-5277 (TDD), 1-800-947-5277 (Voice) or 562-2400 (Handicapped) to discuss the particular accommodation needed.

Todd Poche Courtney Long Ryan Louque Neal Poche Anthony Jasmin Vondra Steib Donald Nash

District 1

District 2

District 3

District 4

District 5

District 6

District 7

EXHIBIT "A"
PETER BODIN PROPERTY

A CERTAIN TRACT OF LAND OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances and prescriptions and prescriptive rights, both liberative and acquisitive, thereunto belonging or in anywise appertaining, situated in the Parish of St. James, State of Louisiana, on the right descending bank of the Mississippi River, in Vacherie, forming a portion of Armant Subdivision, in Section 19, Township 12 South, Range 17 East, being designated as "**0.835 ACRE**" on a plan of survey made by George Bergeron, Jr., Registered Land Surveyor, dated December 27, 1971, with a copy of said plan of survey being attached to an Act of Cash Sale from Southdown Land Company to J. Willis Poirrier dated January 5, 1972, recorded in COB 160, folio 44, under Entry No. 34373 of the records of St. James Parish, Louisiana, which plan of survey is made a part hereof by reference hereto, and in accordance therewith, said tract of land or parcel of ground can be more particularly described as follows, to-wit: Beginning at the southwest corner of Lot One Hundred Seven (107) of Block Two (2) of Armant Subdivision as shown on a plan of survey prepared by F. C. Gandolfo, Jr., Registered Land Surveyor, on June 28, 1948, called the Point of Beginning, marked by a two (2") inch galvanized iron pipe, proceed South $72^{\circ} 30' 00''$ West a distance of 363.15 feet to a one (1") inch iron pipe, thence proceed South $16^{\circ} 43' 00''$ East a distance of 100.01 feet to a one (1") inch iron shaft, thence proceed North $72^{\circ} 30' 00''$ East a distance of 364.51 feet to a one-half (1/2") inch galvanized iron pipe, thence proceed North $17^{\circ} 30' 00''$ West a distance of 100.00 feet to the Point of Beginning, all as is more fully shown on said plan of survey referred to above.

Being the same property acquired by Peter Bodin from Phyllis Poirrier Bodin by act of donation dated June 27, 2022 and recorded at COB 514, page 73, Entry No. 188528 of the records of St. James Parish, Louisiana.

SUBJECT TO:

1. Any and all rights of way, servitudes and/or easements, apparent or of record or imposed by law, affecting said property.
2. Any and all prior mineral reservations and/or mineral leases, valid and in extant, affecting said property.

Todd Poche	Courtney Long	Ryan Louque	Neal Poche	Anthony Jasmin	Vondra Steib	Donald Nash
District 1	District 2	District 3	District 4	District 5	District 6	District 7