



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 25-04 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 PHYLLIS POIRIER 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 described as one lot containing 1.66 acres according to assessment no. 0600114750 located in 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 \$80,000.00 which is 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 described as one lot containing 1.66 acres according to Assessment No. 0600114750 located in Vacherie, LA from Phyllis Poirier Bodin to St. James Parish and 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
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District 1

District 2

District 3

District 4

District 5

District 6

District 7

EXHIBIT "A"
PHYLLIS POIRRIER BODIN PROPERTY

A certain tract or parcel of land, together with all buildings thereon, and all of the rights, ways, privileges, and prescriptions and prescriptive rights thereunto belonging or in anywise appertaining, situated in the Parish of St. James, State of Louisiana, in Section 19, Township 12 South, Range 17 East, described as follows, to-wit:

Commencing at point "A" on that certain survey prepared by Durald F. Woods, Civil Engineer, dated December 11, 1969, recorded at Entry No. 34290 of the records of St. James Parish, said point being the Southwest corner of Lot 107 of Block No. 2, Armant Subdivision, of the survey prepared by F. C. Gandolfo, Jr., on June 28, 1948: Thence N 17° 30' W a distance of 200' to Point "B", thence S 72° 30' W a distance of 360.4' to Point "C", thence S 16° 43' E a distance of 200' feet to Point "D", thence N 72° 30' E a distance of 363.15' to the point of beginning, containing **1.661 acres**, more or less.

Being the same property acquired by Phyllis Poirrier Bodin by Judgment of Possession dated May 18, 2022 in the Succession of Reuben Joseph Bodin Probate No. 9398, recorded at COB 513, page 377, Entry No. 188101 of the records of St. James Parish, Louisiana.

Being the same property acquired by Reuben Joseph Bodin and Phyllis Poirrier Bodin from Vacherie Foods, Inc. by act of sale dated November 20, 2019 and recorded at COB 500, page 549, Entry No. 180407 of the records of St. James Parish, Louisiana.

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