#### ST. TAMMANY PARISH COUNCIL

#### **RESOLUTION**

RESOLUTION COUNCIL SERIES NO: C-3711

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: ROBERT THOMPSON

RESOLUTION TO CONCUR/NOT CONCUR WITH THE SLIDELL ANNEXATION AND REZONING OF 2.075 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT 60328 POWELL DRIVE, LOTS 1,2,3,6,7,8,9 AND A PORTION OF LOTS 10, 11, 12 AND 13, SQUARE 12, SLIDELL OZONE HEIGHTS, A PORTION OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, AND A PORTION OF BRYAN DRIVE (NOT CONSTRUCTED), TO BE RESUBDIVIDED INTO LOT 1-A, SQUARE 12, SLIDELL OZONE HEIGHTS, PARISH OF ST TAMMANY, LOUISIANA, WARD 9, DISTRICT 14.

WHEREAS, Slidell is contemplating annexation of 2.075 acres and more or less owned by RaceTrac Petroleum Inc/ Duplantis Design Group, and located at 60328 Powell Drive, lots 1,2,3,6,7,8,9 and a portion of lots 10, 11, 12 and 13, Square 12, Slidell Ozone Heights, a portion of Section 34, Township 8 South, Range 14 East, and a portion of Bryan Drive (not constructed), to be resubdivided into lot 1-A, Square 12, Slidell Ozone Heights, Parish of St Tammany, Louisiana, Ward 9, District 14 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Slidell and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is developed and the proposed annexation would result in a split of the sales tax revenues, as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Slidell annexation and rezoning of 2.075 acres of land more or less, located at 60328 Powell Drive, lots 1,2,3,6,7,8,9 and a portion of lots 10, 11, 12 and 13, Square 12, Slidell Ozone Heights, a portion of Section 34, Township 8 South, Range 14 East, and a portion of Bryan Drive (not constructed), to be resubdivided into lot 1-A, Square 12, Slidell Ozone Heights, Parish of St Tammany, Louisiana from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial District in accordance with the April 1, 2003 Annexation Agreement between the Parish and Slidell.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Slidell review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Slidell requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

	THIS RESOLUT	ION HAVING	BEEN SUE	BMITTED	TO A	VOTE,	THE	VOTE 7	ΓHEREO	N WAS
AS	FOLLOWS:									

MOVED FOR ADOPTION BY:	SECONDED BY:	
	='	

YEAS:	
NAYS:	
ABSTAIN:	
ABSENT:	
	ED ADOPTED ON THE 2 DAY OF MAY, 2013, AT H COUNCIL, A QUORUM OF THE MEMBERS BEING
	JERRY BINDER, COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	



# St. Tammany Parish Government

Assistant Chief Administrative Office Data Management

P. O. Box 628 Covington, LA 70434

Phone: (985) 898-2865 Fax: (985) 898-5238

Email: rthompson@stpgov.org

## Pat Brister Parish President

Memo

TO:

Mr. Bill Oiler

COO

FROM:

Robert Thompson

Special Revenue Manager

DATE:

April 5/ 2013

RE:

PLACEMENT OF ITEM(S) ON COUNCIL AGENDA

Please find transmitted item(s) that I am requesting be placed on the May 2, 2013 Council Agenda. The below listed item(s) are saved on (Y:\Administration Common\Agenda).

# **RESOLUTION(S)**

## **SL2013-02**

RESOLUTION TO CONCUR/NOT CONCUR WITH THE SLIDELL ANNEXATION AND REZONING OF 2.075 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT 60328 POWELL DRIVE, LOTS 1,2,3,6,7,8,9 AND A PORTION OF LOTS 10, 11, 12 AND 13, SQUARE 12, SLIDELL OZONE HEIGHTS, A PORTION OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, AND A PORTION OF BRYAN DRIVE (NOT CONSTRUCTED), TO BE RESUBDIVIDED INTO LOT 1-A, SQUARE 12, SLIDELL OZONE HEIGHTS, PARISH OF ST TAMMANY, LOUISIANA, WARD 9, DISTRICT 14.

## **SL2013-03**

RESOLUTION TO CONCUR/NOT CONCUR WITH THE SLIDELL ANNEXATION AND REZONING OF 2.30 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT LUCILLE STREET, FRANK J. PICHON DRIVE, CLEVELAND STREET, AND INTERSTATE 10, MORE PARTICULARLY INDENTIFIED AS LOTS 1-9 AND 17-22, BLOCK 7, LAKE GARDENS SUBDIVISION, SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST, SLIDELL, ST TAMMANY PARISH, LOUISIANA, WARD 9, DISTRICT 12.

# ST. TAMMANY PARISH COUNCIL

# RESOLUTION

RESOLUTION COUNCIL SERIES NO.
COUNCIL SPONSOR: PROVIDED BY: <u>CAO</u>
RESOLUTION TO CONCUR/NOT CONCUR WITH THE SLIDELL ANNEXATION AND REZONING OF 2.075 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT 60328 POWELL DRIVE, LOTS 1,2,3,6,7,8,9 AND A PORTION OF LOTS 10, 11, 12 AND 13, SQUARE 12, SLIDELL OZONE HEIGHTS, A PORTION OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, AND A PORTION OF BRYAN DRIVE (NOT CONSTRUCTED), TO BE RESUBDIVIDED INTO LOT 1-A, SQUARE 12, SLIDELL OZONE HEIGHTS, PARISH OF ST TAMMANY, LOUISIANA, WARD 9, DISTRICT 14.
WHEREAS, Slidell is contemplating annexation of 2.075 acres and more or less owned by RaceTrac Petroleum Inc/Duplantis Design Group, and located at 60328 Powell Drive, lots 1,2,3,6,7,8,9 and a portion of lots 10, 11, 12 and 13, Square 12, Slidell Ozone Heights, a portion of Section 34, Township 8 South, Range 14 East, and a portion of Bryan Drive (not constructed), to be resubdivided into lot 1-A, Square 12, Slidell Ozone Heights, Parish of St Tammany, Louisiana, Ward 9, District 14 (see attachments for complete description); and
WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Slidell and St. Tammany Parish effective April 1, 2003; and
WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to Slidell C-4 Highway Commercial District which is not an intensification of zoning; and
WHEREAS, the property is developed and the proposed annexation would result in a split of the sales tax revenues, as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell.
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BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Slidell review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.
BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Slidell requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.
THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:
MOVED FOR ADOPTION BY, SECONDED BY
YEAS:
NAYS:
ABSTAIN:
ABSENT:
THIS RESOLUTION WAS DECLARED ADOPTED ON THE DAY OF, 2013, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.
JERRY BINDER, COUNCIL CHAIRMAN
ATTEST:
THERESA FORD, CLERK OF COUNCIL (SL2013-02)

**SL2013-02**: STP Department notes:

Date	Department	Originator	Note
4/3/2013	Planning	S Fontenot	The proposal is consistent with the Louisiana Revised Statutes relative to annexations IF the property shares a property line with the Highway 11 right of way. The maps indicate a sliver of land between the property line and the ROW.
			The proposed City zoning classification is consistent with the existing Parish zoning classification.
3/27/2013	Engineering	J Oberry	This Annexation involves a gas station on Powell drive and Hwy 11. This site is within the 100 year floodplain. Any future changes in use, traffic demand changes, or drainage changes must be done in accordance with both St Tammany Parish and the city of Slidell's drainage and traffic requirements.
3/22/2013	Public Works	J Lobrano	This property is on a portion of Powell Dr, if annexed the city shall share in the cost of maintenance of the road. This annexation shows it taken in 20 feet of Bryan Dr R.O.W., Public Works agrees with the 20 feet but no more.
3/27/2013	Environment al Services	T Brown	This property is serviced by Tammany Utilities for water. The DES has no issues.

0		A	
			CONTRACTOR OF THE PARTY OF THE

# Innexation

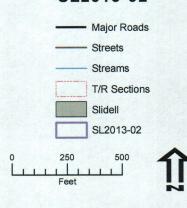
Staff Reference   SL2013-02	Priority 1	Ward 9 Council District: 14 Map	Parish Zoning HC-2 Highway Commercial	City Zoning: C-4 Highway Commercial	Subdivision: Slidell Ozone Heights	☑ Developed Intensification Concur w/ City	Population: Concur:		Alliex Status.	Council Actions	Resolution: Council Date:			
City: Slidell City Case No: A13-02	3/18/2013 El Dead Line 4/5/2013	Owner: RaceTrac Petroleum Inc/ Duplantis Design Group	<	Ozone Heights, a portion of Section 34, Township 8 South, Range 14 East, and a portion of Bryan Drive	(not constructed), to be resubdivided into lot 1-A, Square 12, Slidell Ozone Heights, Parish of St Tammany, Louisiana	On Otation	loan otenou	Size: 2.075 acres	STR:  Sect 34, T-8-5, R-14-E	y Actions	City Date:			
City:	Notification Date: 3/18/2013	Owner:	Location:			Evieting   Ise   Cas Station	The principal of the pr	Size:	STR:	City A	Ordinance:			



# Slidell Annexation SL2013-02

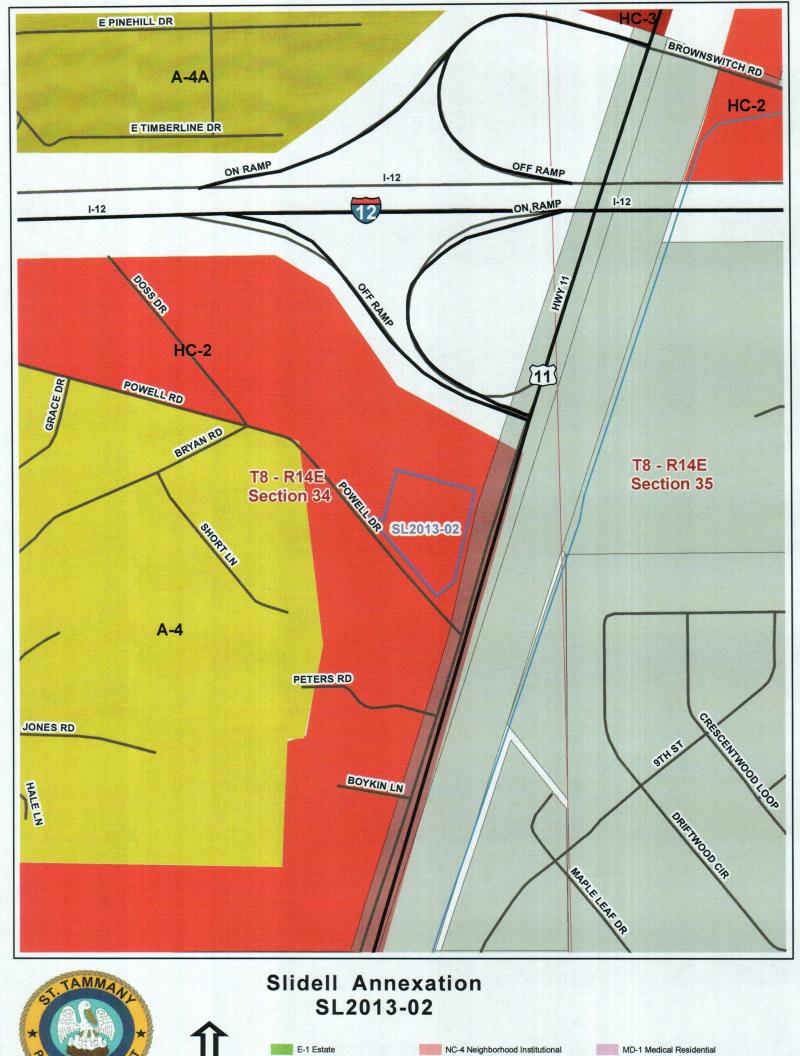


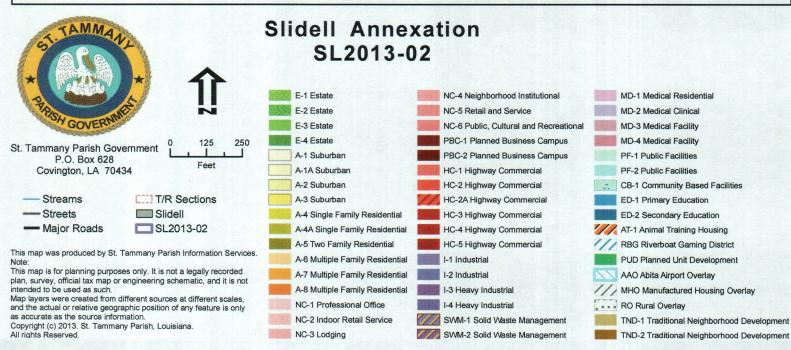
St. Tammany Parish Government P.O. Box 628 Covington, LA 70434



This map was produced by St. Tammany Parish Information Services. Note:

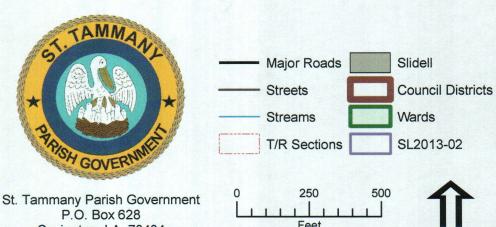
Note:
This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2013. St. Tammany Parish, Louisiana. All rights Reserved.



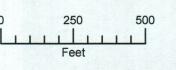




# Slidell Annexation SL2013-02



Covington, LA 70434



This map was produced by St. Tammany Parish Information Services. Note:

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562013-02



FREDDY DRENNAN Mayor 250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458 P.O. Box 828 • Slidell, Louisiana 70459-0828 Telephone (985) 646-4320 • Fax (985) 646-4356 TDD/TTY (800) 545-1833, ext. 375 www.slidell.la.us

March 25, 2013

APR 2 2013

TARA INGRAM-HUNTER

Edited by Theresa Alexandon

Mr. Robert K. Thompson, Special Revenue Manager St. Tammany Parish Government, Finance Dept. 21490 Koop Drive Mandeville, Louisiana 70471 CERTIFIED MAN.
RETURN RECEIPT REQUESTED
NO.: 7085 1160 0002 5116 8506

RE: Annexation (A13-02) and Rezoning (R13-02) request by RaceTrac Petroleum, Inc., through Duplantis Design Group, PC, of property located at <u>Powell DriveHighway 11</u>, more particularly identified as Lots 1, 2, 3, 6, 7, 8, 9 and a portion of Lots 10, 11, 12, and 13, Square XII, Slidell Ozone Heights, a portion of Section 34, Township 8 South, Range 14 East, and a portion of Bryan Drive (not constructed), to be resubdivided into Lot 1-A, Square XII, Slidell Ozone Heights, St. Tammany Parish, containing a total of 2.075 acres (90,408 s.f.), into the City of Slidell jurisdictional limits, from St. Tammany Parish Zoning District HC-2 (Highway Commercial) to City Zoning District C-4 (Highway Commercial)

## Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on March 25, 2013 to consider a Petition for Annexation by RaceTrac Petroleum, Inc., through Duplantis Design Group, PC, of property located at <u>Powell DriveHighway 11</u>. The public hearing for this request will be held on Monday, April 15, 2013 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

Theresa B. Alexander, Secretary

Slidell Planning and Zoning Commissions

a Alexande

**Enclosures** 

Cc: Duplantis Design Group, PC (w/o encl)

Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/o encl)

Tara Ingram-Hunter, Director of Planning (w/o encl)

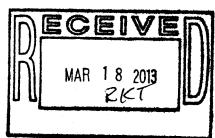
/tba

The City of Slidell
PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458 P.O. Box 828 • Slidell, Louisiana 70459-0828 Telephone (985) 646-4320 • Fax (985) 646-4356 TDD/TTY (800) 545-1833, ext. 375 www.slidell.la.us

March 13, 2013

562013-02



TARA INGRAM-HUNTER

Original

Mr. Robert K. Thompson, Special Revenue Manager St. Tammany Parish Government, Finance Dept. 21490 Koop Drive

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7005 1160 0002 5116 8506

RE: Annexation (A13-02) and Rezoning (R13-02) request by RaceTrac Petroleum, Inc., through Duplantis Design Group, PC, of property located at 60328 Highway 11, more particularly identified as Lots 1, 2, 3, 6, 7, 8, 9 and a portion of Lots 10, 11, 12, and 13, Square XII, Slidell Ozone Heights, a portion of Section 34, Township 8 South, Range 14 East, and a portion of Bryan Drive (not constructed), to be resubdivided into Lot 1-A, Square XII, Slidell Ozone Heights, St. Tammany Parish, containing a total of 2.075 acres (90,408 s.f.), into the City of Slidell jurisdictional limits, from St. Tammany Parish Zoning District HC-2 (Highway Commercial) to City Zoning District C-4 (Highway Commercial)

Dear Mr. Thompson:

Mandeville, Louisiana 70471

FREDDY DRENNAN

Mayor

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on March 25, 2013 to consider a Petition for Annexation by RaceTrac Petroleum, Inc., through Duplantis Design Group, PC, of property located at 60328 Highway 11. The public hearing for this request will be held on Monday, April 15, 2013 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

Theresa B. Alexander, Secretary

Slidell Planning and Zoning Commissions

**Enclosures** 

Cc: Duplantis Design Group, PC (w/o encl)

Freddy Drennan, Mayor (w/o encl) City of Slidell City Council (w/o encl)

Tara Ingram-Hunter, Director of Planning (w/o encl)

/tba

# CITY OF SLIDELL PETITION FOR ANNEXATION

	P	ETITION	FOR ANNEXATION	DN	_1.	1.0	
City	ning and Zoning Commission of Slidell, Parish of St. Tamma of Louisiana			DATE:	2/15	113	
1)	According to the attached of Louisiana, and according the residing in the area to be and in Covington at (985) 809-5.	o our int nexed. To	formation and belief,	there are	reg	istered voters	
2)	The property owners of this	area are:	(please print clearly):				
	NAME	MA	ILING ADDRESS		TELEPHO	ONE NO.	
	r. Herb E. Sthates, Hill	1	409 Dunn Street				
Ci	ty Oil Company, Inc. of Mississippi	Hour	na, Louisiana 70360		<u> </u>	· · · · · · · · · · · · · · · · · · ·	
	Mr. Laron Bester	3307	1 East Parker Road				
	· .	Slide	ell, Louisiana 70460	<del></del>			
·····	There are:	R	esident property own	ners			
			on-Resident propert	•			
3)	I/we do hereby certify that a A copy of the Act of Sale/I scale of no smaller that 1" all property proposed for an	Deed mus equals 10 nexation.	t be attached. Attac o' showing the location	h a plat of on, measu	survey or a rements, and	map drawn to l ownership of	
4)	The legal description of the boundaries can be defined w			st be attac	hed so that	the new City	
5)	If the petitioner(s) is/are a c a copy of the resolution a annexation. If a couple, bot	uthorizing	g the petitioner to si	gn and at	thorizing th	(s) must attach ne petition for	
6)	Petitioner(s) desire to have Slidell, St. Tammany Parish			paragraph	4 annexed	to the City of	
7)	A copy of the last paid tax s	tatement	must be submitted wit	th this peti	tion for anne	exation.	
8)	Original Certificate of Assessed be completed by the Assess should be attached when sutelephone number is (985) 8	sor's offi Ibmitting	ce. A copy of last to form to the Assessor	ax stateme 's office for	nt and surv	ey of property	
	itioner, by signature below, a of connection to City utilities		dges that they have	been info	rmed as to	the estimated	
The	undersigned petitioner(s),	after be	ing duly sworn, di	id depose	d and say	that all the	
un-E	decous and sementions of the		PETITIONER(S	) / OWNE	R(S) OF RE	CORD:	
				,			
	Herb E. Sthates City Oil Company, Inc. of Mis	sissippi	Signature			Date	
			$\mathcal{A}$	<-	<b>&gt;</b>	20-	2
Mr.	Laron Bester		Signature	<u>Ser</u>		Date	20
			ا بالما الما يا	سير :		_	
	SWORN TO AND SUBSO	CRIBED	before me this	lay.of	<del>lu</del> ,	20 <u>13</u> .	
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			Siete of My Commissio	T Louisies	u et dësth	Page 2	
			My Commissio	ni arbusa	er neggi		

# CITY OF SLIDELL PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

City	ning and Zoning of Slidell, Parish of Louisiana		DATE:		
here	inafter described p	property.	, Louisiana, to change the	e zoning classification	n of
(INS			on clearly.) erty petitioned for zoning/r	ezoning is bounded b	y the
	And identified	by Lot, Square/Block, and	Subdivision Name as follow	ws:	
		property does not have ate sheet giving description	Lot, Square/Block, and Suby Metes and Bounds.	ubdivision Name, atta	ach a
2)	TOTAL NUM	BER OF ACRES or part th	ereof:		
3)	The reasons fo	r requesting the zoning cha	inge are as follows:		
4)	DRAWN TO ownership of	SCALE no smaller than	ust be attached. Attach a P  1" = 100' showing the lo a change in zoning class ainty and precision.	cation, measurements	, and
5)	COPY OF T	HE RESOLUTION AU NG THE PETITION FO	eartnership or other entity, the THORIZING THE PETIR ZONING. If a couple, but the second is the second in the seco	ITIONER TO SIGN	l and
6)	which a chang	list of owners or authorize ge of classification is requ d property be changed—	zed agents of 50% or more tested hereby petition the a	of the area of the la zoning classification	and in of the
	FROM:	HC-2	TO:	C-4 classification)	
	(E)	disting classification)	(Proposed	ciassification)	
Si	gnature	Printed Name	Mailing Address	Phone #	% Land Owned
		Mr. Herb E. Sthates Hill City Oil Company,	1409 Dunn Street Houma, LA 70360		
2	(3 <del>2</del>	Inc. of Mississippi Mr. Laron Bester	33071 East Parker Road Slidell, LA 70460	995/643-5673	100%
affix are resp peti zoni that	ted above, all of the owners of a ective signature tioners are the o ing change is rec they are duly qu	full age and majority, well that certain lot, piece, s, and that they know wners of at least fifty per quested, and that their si	NOTARY PUBLIC Dieds	me, NOTARY, that is as set forth beside nowledge that the ove described for whereby and voluntarily, 203	t they their above hich a
				on expires at death	

# CITY OF SLIDELL PETITION FOR ANNEXATION

DATE: 2/15/13 Planning and Zoning Commissions City of Slidell, Parish of St. Tammany State of Louisiana According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500. 2) The property owners of this area are: (please print clearly): **MAILING ADDRESS** TELEPHONE NO. NAME Mr. Herb E. Sthates, Hill 1409 Dunn Street City Oil Company, Inc. of Houma, Louisiana 70360 Mississippi Mr. Laron Bester 33071 East Parker Road Slidell, Louisiana 70460 There are: Resident property owners Non-Resident property owners I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. 3) A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller that 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation. 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision. 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner(s) must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition. 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana. 7) A copy of the last paid tax statement must be submitted with this petition for annexation. 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 809-8180 if you have any questions. \*Petitioner, by signature below, acknowledges that they have been informed as to the estimated cost of connection to City utilities. The undersigned petitioner(s), after being duly sworn, did deposed and say that all the allegations and statements of fact are true and correct. PETITIONER(\$) / OWNER(\$) OF RECORD: Mr. Herb E. Sthates Hill City Oil Company, Inc. of Mississippi Date Mr. Laron Bester Signature Date SWORN TO AND SUBSCRIBED before me this 7 day of JANUARY, 2013. COMMISSION ENGINES: AT DEATH ANASTASIA B. DEHART Notary Public State of Louisiana

Page 2

# CITY OF SLIDELL PETITION TO CHANGE ZONING DISTRIC

City	ning and Zoning of Slidell, Parish of Louisiana	g Commission of St. Tammany	DATE:		
	on is hereby m		l, Louisiana, to change th	e zoning classification	n of
(INS	TRUCTIONS:	Please print all informati	on clearly.)	•	
1)	LOCATION ( following street		perty petitioned for zoning/r	ezoning is bounded by	the
	And identified	by Lot, Square/Block, and	Subdivision Name as follo	ws:	
	NOTE: If the	e property does not have rate sheet giving description	Lot, Square/Block, and St n by Metes and Bounds.	ibdivision Name, atta	ch a
2)	TOTAL NUM	IBER OF ACRES or part th	nercof:		
3)	The reasons fo	or requesting the zoning cha	ange are as follows:		
4) 5)	DRAWN TO ownership of zoning/rezoning	SCALE no smaller than all property proposed for ag can be defined with certain	ust be attached. Attach a P.  1" = 100' showing the lot a change in zoning class ainty and precision.  partnership or other entity, to	cation, measurements, iffication, so that the	and new
	COPY OF T	THE RESOLUTION AUING THE PETITION FO	THORIZING THE PETI R ZONING. If a couple, b	TIONER TO SIGN	and
6)	which a chang		zed agents of 50% or more ested hereby petition the z		
::	FROM:	HC-2	то:	C-4	
::	(E)	kisting classification)	(Proposed	classification)	
Sign	nature	Printed Name	Mailing Address	Phone#	% Land
#		Mr. Herb E. States, Hill City Oil Company, Inc. of Mississippi	1409 Dunn Street. Houma, LA 70360	988-881-Yan	
	• •	Mr. Laron Bester	33071 East Parker Road Slidell, LA, 70460		

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, NOTARY, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

anastasia B Debland # 40586 NOTARY PUBLIC

AT DEATH

ANASTASIA B. DEBART NOTAY PUBLIK State of Louisiana Notay ID Number 40586 Tetroponne Parish

Page 3

# ST. TAMMANY PARISH REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA REGISTRAR



STATE OF LOUISIANA PARISH OF ST. TAMMANY

#### CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by Acadia Land Surveying, LLC, Survey Field Book: 279, PG 66-76 / File: 2012/12-320s/12-320s-topo.dwg, dated October 15, 2012 and further identified as a certain parcel of land being Lot 1-A Square XII, Slidell Ozone Heights containing 1.882 acres and a portion of Bryan Drive containing 0.579 acres, situated in Section 34, Township 8 South, Range 14 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has one registered voter within said property. That voter is Mr. Duc Mimh Tran registered at 60328 Powell Dr.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 16<sup>th</sup> day of January, 2012.

M. Dwayne Wall Registrar of Voters

St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed





# ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH	OF S	т та	NAN	ANV
PARISH	כי דעו	I. IA	IVIIVI	AIVY

I, the undersigned Assessor of St. Tan				
property will be assessed in the name	Bester,	Laron S.	as ow	ner for the tax
year 2012 and whose address is P.	O. Box 5632;	Slidell, Louisian	a 70469	and that the
following certification is applicable to annexation into the City of Slidell:				

# PROPERTY DESCRIPTION 2012 Tax Roll: Assessment Number 1280622737

	Lot 6 Sq. 12 Slidell Ozone Heights Sub CB 280 228 CB 1431 106 CB 1528 661 Inst No 1849382					
I.	The total assessed value of all property within the above described area is330.					
II.	The total assessed value of the resident property owners within the above described area is and the total assessed value of the property of non-resident property owners is 330					
m.	I do further certify that the assessed valuation of the above described tract is as follows:					
	VALUATION: Land - \$ 330 Improvements - 0 TOTAL ASSESSMENT - \$ 330					
	In faith whereof, witness my official signature and the impress of my official seal, at					
	Covington, Louisiana this the 4th day of January, 2013					

LOVIS FITZMORRIS ST. TAMMANY PARISH ASSESSOR



III.



## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Hill City Oil Co., Inc. as owner for the tax year 2012 and whose address is P.O. Box 168; Vicksburg, Mississippi 39181 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Slidell:

# PROPERTY DESCRIPTION 2012 Tax Roll: Assessment Number 1280639974

65.16 x 58.38 x 78.15 x 133.18 x 93.16 Sec 34 8 14 CB 1113 883 Inst No 1699269 Inst No 1699270 Inst No 1317346 Inst No 1742603

The total assessed value of all property within the above described area is 3.894. I. The total assessed value of the resident property owners within the above described area II. is 0 and the total assessed value of the property of non-resident property owners is <u>3,894</u>. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:

Land

- \$ 3,894

Improvements

-\$<u>3</u>,894 TOTAL ASSESSMENT

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 4th day of January

LOUISTITZMORRIS

ST. TAMMANY PARISH ASSESSOR





# ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Adair Asset Management LLC as owner for the tax year 2012 and whose address is 405 N. 115<sup>th</sup> St.; Ste 100; Omaha, Nebraska 68154 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Slidell:

# PROPERTY DESCRIPTION 2012 Tax Roll: Assessment Number 1280639737

Lot 3 Sq. 12 Slidell Ozone Heights Sub CB 1057 124 Inst No 1317346 Inst No 1591790 Inst No 1780110 2010 TS Inst No 1816986

- I. The total assessed value of all property within the above described area is 1,310.
   II. The total assessed value of the resident property owners within the above described area is 0 and the total assessed value of the property of non-resident property owners is 1,310.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION: Land - \$ 1,310 Improvements - 0

TOTAL ASSESSMENT -\$ 1,310

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the <u>4th</u> day of <u>January</u>, <u>2013</u>

LOWS FITZMORR'S ST. TAMMANY PARISH ASSESSOR

## LEGAL DESCRIPTION: LOT 1-A, SQUARE XII

A certain piece or portion of land designated as "LOT 1-A, SQUARE XII, SLIDELL OZONE HEIGHTS," containing 2.075 acres or 90,408 square feet, located in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commencing at the intersection of the westerly right of way line of US Highway No. 11 (Front Street) and the northerly right of way line of Powell Drive, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, continuing along the northerly right of way line of Powell Drive, North 38 degrees 11 minutes 48 seconds West a distance of 364.15 feet to a point;

Then, leaving said right of way line, South 73 degrees 53 minutes 57 seconds East a distance of 48.69 feet, along the southern boundary line of Lot 5, to a point on a common corner of Lot 5 and Lot 6;

Then, North 16 degrees 16 minutes 04 seconds East a distance of 180.11 feet to a point; Then, South 73 degrees 46 minutes 10 seconds East a distance of 280.92 feet to a point, said point located along the westerly right of way line of US Highway No. 11 (Front Street); Then, along the westerly right of way line of US Highway No. 11 (Front Street), South 14 degrees 09 minutes 10 seconds West a distance of 30.02 feet to a point; Then, South 14 degrees 08 minutes 09 seconds West a distance of 298.85 feet to a point; Then, South 51 degrees 54 minutes 47 seconds West a distance of 78.07 feet to the "POINT OF BEGINNING."

# QUIT CLAIM DEED

THIS INDENTURE made this 4th day of February, 2012 BETWEEN Moses Bester and Jeanelle Bester, husband and wife as sellers, whose post office address is 306 College Street, interlachen, Florida 32148, hereinalter Grantors, and Laron Sullivan Bester as buyer, whose post office address is P.O. Box 5632, Slidell, Louisiana 70469, hereinalter Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of — LOVE AND AFFECTION — and other goods and valuable considerations — to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the PARISH OF ST. TAMMANY, State of LOUISIANA, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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SUBJECT TO taxes for the Year 20\_12 and thereafter, also subject to any and all Essements and Restrictions of Said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all \*Singular and plural are interchangeable as context requires. IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this day and year first above written. Signed, Sealed and Delivered in the Presence of: Moses Bester 306 College Street Interlachen, Florida 32148 Birton 1.5-1 Guutt Feanelle Bester 306 College Street Interlachen, Florida 32148 JASON PRINTED WITNESS SE STATE OF FLORIDA COUNTY OF PUTNAM 

PREPARED BY: Or under the Supervision of Moses Bester and Jeanelle Bester, husband and wife or Laron Sulfivan Bester, P.O. Box 5632, Skidell, Louislana, 70469.

Notary Public Printed Notary Signature My Commission Expires

have produced their Driver's Licenses, and did take an oath.

I, INDA GAIL SEGARS
Natary Public - State of Florida
Mr, Comm. Express Feb 4, 2014
Commission / 00 950219
Bonger tracege Extend Notary Assn.

# EXHIBIT "A"

One certain Lot of ground, together with all the building and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the 9th Ward of St. Tammany Parish, Louisiana, in the Northeast 1/4 of Northwest 1/4, North 1/2 of Northwest 1/4, and part of the Southeast 1/4 of Northeast 1/4 of Section 34, Township 8 South, Range 14 East, Greenburg Land District; said property forms part of that subdivision now known as SLIDELL OZONE HEIGHTS, and is more particularly described as follows:

Lot No. 6 is located in Square No. X11, which square is bounded by Bryan Drive, Parkline Boulevard, U.S. Highway #11 and the southern-most boundary line of said subdivision; said Lot No. 6 measured 50 feet front on Bryan Drive, the same in width across the rear, by a depth between equal and parallel lines of 150 feet.

Being the same property acquired by Moses Bester from Great American Investment Corporation by act before A. Lester Sarpy, N.P. dated October 23, 1959 and duly recorded in COB 280, folio 228, Parish of St. Tammany Louisiana.

#### UNITED STATES OF AMERICA

STATE OF OHIO

COUNTY OF CLARK

BE IT KNOWN, That on this 26 day of the month of July , in the year 2002,

Before me, Rosalie B. Lawson, a Notary Public duly commissioned and qualified in and for the County of Clark, State of Ohio, therein residing, and in the presence of the witnesses hereinafter named and undersigned,

Personally came and appeared SPEEDWAY SUPERAMERICA LLC, successor by merger to Emro Marketing Company, which was successor by merger to ECOL Inc., (Fed. ID #31-1551430), a limited liability company organized under the laws of the State of Delaware, hereinafter represented by James T. Morgan, of full age of majority and a resident of Warren County, State of Ohio, who declared that he is Sr. Vice President - Operations of Speedway SuperAmerica LLC and that he appears and acts herein for and on behalf of said company, hereinafter sometimes called "Vendor", being duly authorized hereunto under and by virtue of a Resolution of the Board of Managers of Vendor, passed at a meeting held on December 1, 2001, a duly certified copy whereof is annexed hereto and made a part hereof; which said appearer, acting in his capacity aforesaid, declared that Vendor does, by these presents grant, bargain, sell transfer, assign, setover, abandon and deliver, without any warranty whatsoever (except as specifically stated below), even for the return of the purchase price, but with full substitution and subrogation in and to all the rights and actions of warranty which he has or may have against all preceding owners and vendors, unto TULL MITY OIL COMPANY, INC. all and singular the following described property, to-wit:

#### PARCEL 1:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOTS 1, 2, 7, 8, 9, 10, 11, 12, and 13, SQUARE 12, SLIDELL OZONE HEIGHTS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

Being the same property acquired by Paul Milton Kosbab, et ux by act dated September 16, 1976, recorded in COB 800, folio 476; by act dated May 12, 1976 recorded in COB 786, folio 688; by act dated May 12, 1976, recorded in COB 786, folio 685 and by act dated May 12, 1976, recorded in COB 786, folio 683.

This sale is made and accepted subject to: 1) That sale of a portion of Lots 11, 12 and 13 by Robert C. Brooks to State of Louisiana Department of Highways dated February 13, 1967, registered in COB 450, folio 141. 2) That sale of a portion of Lot 10 by Albert A. Jones, et ux, to State of Louisiana Department of Highways dated April 7, 1967, registered in COB 456, folio 79.

#### PARCEL 2:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOT 3, SQUARE 12, SLIDELL OZONE HEIGHTS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

Being the same property acquired by Vendor at COB 1053, Folio 676 and COB 1057, Folio

To Have and to Hold the above described property unto the said purchaser and assigns
St. Tammans Parish 878
instrant #: 1317345
Resistes #: 1179160 BCT
03/08/2002 9:51:00 AM
Page 1 of 3

MB CB X MI UCC forever.

Page 1 of 3

#9063Deed.doc

This sale is made and accepted for and in consideration of the price and sum of One Million One Hundred Seven Thousand Eight Hundred Thirty-eight and 84/100Dollars (\$1,107,838.84), which the said purchaser has well and truly paid in ready and current money to the said Vendor, who hereby acknowledged the receipt thereof and grants full acquittance and discharge therefor.

According to the certificates of the Clerk of Court and Ex-Officio, Register of Conveyances and Recorder of Mortgages in and for the Parish of Jefferson, State of Louisiana, annexed hereto, it appears that said property has not been heretofore alienated by the present Vendor, and is free of all encumbrances other than those contained herein. By reference to the research annexed hereto of taxes due the Parish of Jefferson, the 2001 taxes have been paid and the parties have prorated 2002 property taxes and that purchaser assumes the payment of 2002 and all subsequent taxes. Taxes for 2002 have been prorated as of the date of the sale between the Seller and Buyer based upon taxes and assessments for the year 2001.

This conveyance is made subject to:

(a) taxes and assessments (both general and special) not now due and payable; (b) zoning ordinances, subdivision and planning laws and regulations and building code restrictions and all laws, rules and regulations relating to land and structures and their use, including but not limited to governmental regulations relating to building, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (c) easements, conditions, agreements and restrictions of record; (d) such a state of facts as an accurate survey and a competent environmental audit might show; and (e) all legal roads and highways.

To reduce risks to human health and/or the environment, and to permit application of corrective action standards which are consistent with the non-residential use (or other lower-risk use) of this property, this conveyance is made by Vendor and accepted by Purchaser upon the express condition and subject to the restrictions and covenants that: (i) this property shall not be used or occupied (if used or occupied at all) for residential purposes or for purposes of a child care or elder care facility, a nursing home facility or hospice, a hotel or motel, a medical or dental facility, a school, a church, a park, or a hospital; (ii) any building constructed on this property shall have a slabon-grade foundation with the top of the slab at or above surface level; and (iii) no water supply wells of any kind (including without limitation water wells used for drinking, bathing or other human consumption purposes and water wells used for livestock, farming or irrigation) shall be installed or used on this property (collectively, "Exposure Restriction"); provided, however, that the Exposure Restriction does not prohibit the installation or use of any compliance wells, or any groundwater monitoring, recovery or extraction wells or similar devices used for or related to the performance of assessments, remediation or any other corrective action on this property now or in the future. Purchaser, in accepting delivery of this deed, hereby agrees to indemnify, defend and hold harmless the Vendor from and against any and all losses, damages, claims, suits or actions, judgments and costs (including reasonable attorney fees) that arise out of or relate to any use of this property by Purchaser or Purchaser's successors or assigns, which is in violation of or inconsistent with the Exposure Restriction.

Vendor reserves the right to have access to this property, at no cost to Vendor, at reasonable times to conduct Corrective Action in connection with the release of hazardous substances on this property prior to the date of this conveyance but only as and when Vendor is required to conduct such Corrective Action by a governmental agency with jurisdiction to require such Corrective Action unless the provisions of that certain Purchase and Sale Agreement dated May 1, 2002 between Vendor and Purchaser require Purchaser to conduct such Corrective Action. As used herein, Corrective Action shall mean, without limitation, one or more of the following environmental activities as applied to this property: investigation, assessment, monitoring, sampling, analysis, cleanup, removal, disposal, on-site treatment, off-site treatment, active remediation, passive remediation, site-specific risk-based soil and groundwater cleanup objectives pursuant to a risk-based corrective action policy administered by the governmental agency with jurisdiction or other activities required by such governmental agency. Purchaser agrees, in accepting delivery of this deed, that without prior approval from Vendor, which approval shall not be unreasonably withheld, Purchaser will not engage in any activity on or at this property which would interfere, interrupt or delay Vendor's performance of any Corrective Action on or at this property. Purchaser agrees, in accepting this deed, to cooperate in all reasonable manner in and with Vendor's performance of any Corrective Action. Vendor shall retain all of its rights to funding or reimbursement from any applicable state underground storage tank fund for any and all eligible costs incurred by Vendor in performing any Corrective Action on or at this property. In performing any Corrective Action on or at this property, Vendor may implement institutional controls required and/or approved by the

governmental agency with jurisdiction over the Corrective Action. Purchaser, in accepting delivery of this deed, acknowledges that such institutional controls may require restrictions on this property, beyond those restrictions otherwise provided for in this instrument, to be recorded and to run with the land. Purchaser further agrees, in accepting this deed, to permit such institutional controls to be placed on this property in connection with Vendor's performance of Corrective Action and to provide Vendor, at no cost to Vendor, with Purchaser's written consent and signature, as needed, in connection with the execution and recording of any necessary documents relating to required institutional controls, as are contemplated herein, in connection with Vendor's performance of Corrective Action. Institutional controls agreed to by Purchaser do not include any which would prohibit use of this property as or for a motor fuel service station, a convenience store or for industrial/commercial purposes.

Vendor grants to Purchaser a limited warranty of title as follows: Vendor, its successors and assigns, shall warrant and defend the property unto the Purchaser, its successors and assigns, against any claims and demands of Vendor and any lawful claims of all persons claiming by, through or under Vendor, but no other.

Thus Done and Passed at the City of Enon, State of Ohio, on the day and in the month and year first hereinabove written, in the presence of Sharp M. Wheeland and Manc A. Bradley, the undersigned competent witnesses who have signed these presents together with said appearers and me, Notary, after due reading of the whole.

NOTARY PUBLIC

Signed and acknowledged in the presence of:

SELLER:

Sharen M. Wheeland

SPEEDWAY SUPERAMERICA LLC

Name: James T. Morgan

Title:

Sr. Vice President - Operations

My Commission Expires

ROSALIE B. LAWSON, NOTARY PUBLIC IN AND FOR THE STATE OF OHIO

MY COMMISSION EXPIRES MARCH 3, 2005

STATHES

PRESIDENT HILL CITY OIL COMPANY, INC. TAX ID. NO. 64056691 TAX ID. NO. 64056691 PTO. BOX 887, HOUMA, LOUISIANA 70361

My Commission Expires 27

This Instrument Prepared By: W. R. Cook, Attorney At Law P.O. Box 1500 Springfield, OH 45501

