

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3982

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: PRESIDENT/LEGAL

INTRODUCED BY: MR. HAMAUEI

SECONDED BY: MR. GOULD

ON THE 8TH DAY OF JANUARY, 2009

ORDINANCE GRANTING THE PETITION FOR ESTABLISHMENT OF THE WADSWORTH COMMUNITY DEVELOPMENT DISTRICT, STATE OF LOUISIANA, UNDER THE AUTHORITY OF CHAPTER 27-B OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED (LA. R.S. 33:9039.11, ET SEQ.); AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, Chapter 27-B, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9039.11, *et seq.*) (the "CDD Act") allows the governing authority of parishes to create community development districts to carry out the purposes of the Act, which community development districts possess such powers and authority and have such duties as provided by the Act and other law; and

WHEREAS, in accordance with the Act, (a) Wadsworth Estates, L.L.C., has filed a petition for the creation of a community development district to be called the "Wadsworth Community Development District, State of Louisiana" (the "District"), which petition is attached to this Ordinance as Exhibit A; (b) the Parish of St. Tammany, State of Louisiana (the "Parish"), acting through this Parish Council as its governing authority, has given notice of its intention to hold a public hearing, (c) an appropriate notice of public hearing was published in four (4) successive weekly issues of the Parish's official journal by the Petitioner, and (d) a public hearing on the creation of the District was held, at which public hearing no objections were received with respect to the creation of the District; and

WHEREAS, in accordance with the Act, this Parish Council has considered the record of the public hearing and any other relevant factors in making its determination to grant the petition for the establishment of the District and now desires to avail itself of the Act to create the District in accordance with La. R.S. 33:9039.14.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that:

SECTION 1. Creation of District. Under the authority of La. R.S. 33:9039.14 there is hereby created a community development district within the Parish, to be named the "Wadsworth Community Development District, State of Louisiana," having the geographical boundaries set forth in Exhibit B hereto.

SECTION 2. Boundaries of District. The boundaries of the District are as set forth in Exhibit B attached hereto, which Exhibit B is hereby incorporated in and made a part of this Ordinance.

SECTION 3. Members of Board of Supervisors. The following persons are designated as the initial members of the board of supervisors of the District, and shall serve in that office until replaced by elected members as provided in R.S. 33:9039.15(B)(1):

<u>Name</u>	<u>Mailing Address</u>
Jacqueline Greeck Edrington*	20066 Tammany Avenue Covington, Louisiana 70435
Ashton J. Ryan, Jr.	151 Chateau St. Michel Kenner, Louisiana 70065
Jolene Favallora Ryan	151 Chateau St. Michel Kenner, Louisiana 70065
Warren Treme	20 Veterans Blvd, Suite 102 Kenner, Louisiana 70062
Kevin Heigle	3525 Tolmes Drive Metairie, Louisiana 70002

*As required by R.S. 33:9039.15(A), Ms. Edrington is a resident of the area immediately adjacent to the district.

SECTION 4. Authorization of Officers. The Parish President and the Council Clerk are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

SECTION 5. Severability. If any provision of this ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this ordinance, but this ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this ordinance which validates or makes legal any provision of this ordinance which would not otherwise be valid or legal, shall be deemed to apply to this ordinance.

SECTION 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 7. Publication; Effective Date. This ordinance shall be published one time in the official journal of the Parish, and shall become effective as provided by law.

MOVED FOR ADOPTION BY _____ SECONDED BY _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ___ DAY OF _____, 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published introduction: November 27, 2008
Published adoption on: _____, 2009

Delivered to Council Chairman: _____, 2009 @ _____
Returned to Council Clerk: _____, 2009 @ _____

**PETITION TO CREATE THE WADSWORTH COMMUNITY
DEVELOPMENT DISTRICT
PURSUANT TO LA. R.S. 33:9039.14**

This petition of Wadsworth Estates, LLC, which is being delivered to the St. Tammany Parish Council, the governing authority of the Parish of St. Tammany, State of Louisiana, pursuant to La. R.S. 33:9039.14, respectfully requests that said Parish Council proceed with the creation of a community development district pursuant to Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "CDD Act"). The undersigned petitioners are the sole owners of all of the property in the proposed district. In accordance with the CDD Act, the following information is provided:

1. Boundaries of District: The boundaries of the proposed district are as follows:

A CERTAIN PORTION OF GROUND, situated in the PARISH OF ST. TAMMANY, State of Louisiana, located in Section 33, Township 7 South, Range 12 East, comprised of a portion of the Northwest Quarter of Section 33, designated as WADSWORTH SUBDIVISION, and being more fully described as follows:

Begin at the Northwest corner of Section 33, Township 7 South, Range 12 East:

Thence proceed along the northerly line of the aforesaid Section 33, South 89 degrees, 31 minutes, 47 seconds East, a distance of 996.86 feet to a point; thence proceed along the southerly line of a 30' United Gas Pipeline right-of-way, South 59 degrees, 04 minutes, 50 seconds East, a distance of 1,286.84 feet to a point;

Thence proceed South 01 degrees, 55 minutes, 27 seconds West, a distance of 627.38 feet to a point of curve;

Thence proceed along a curve to the left, in a southeasterly direction, with a radius of 12 feet, having an arc length of 14.71 feet, along a chord bearing of South 33 degrees, 11 minutes, 50 seconds East, a distance of 13.81 feet to a point of continuous curve;

Thence proceed along a curve to the left, in a southeasterly direction, with a radius of 135.61 feet, having an arc length of 50.21 feet, along a chord bearing of South 78 degrees, 55 minutes, 27 seconds East, a distance of 49.92 feet to a point of tangent;

Thence proceed South 89 degrees, 31 minutes, 47 seconds East, a distance of 185.33 feet to a point located on the westerly right-of-way line of Wadsworth Parkway (a 100' ROW);

Thence proceed along the aforesaid right-of-way line, South 01 degrees, 55 minutes, 27 seconds West, a distance of 280.09 feet to a point;

Thence proceed North 89 degrees, 31 minutes, 47 seconds West, a distance of 178.22 feet to a point of curve;

Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 415.61 feet, having an arc length of 209.40 feet, along a chord bearing of North 75 degrees, 05 minutes, 46 seconds West, a distance of 207.19 feet to a point;

Thence proceed South 63 degrees, 55 minutes, 43 seconds West, a distance of 70.82 feet to a point;

Thence proceed North 89 degrees, 31 minutes, 47 seconds West, a distance of 32.41 feet to a point;

Thence proceed South 01 degrees, 55 minutes, 27 seconds West, a distance of 157.30 feet to a point of curve;

Thence proceed along a curve to the right, in a southwesterly direction, with a radius of 100 feet, having an arc length of 77.96 feet, along a chord bearing of South 24 degrees, 15 minutes, 30 seconds West, a distance of 76 feet to a point of reverse curve;

Thence proceed along a curve to the left, in a southwesterly direction, with a radius of 490 feet, having an arc length of 110.57 feet, along a chord bearing of South 40 degrees, 07 minutes, 41 seconds West, a distance of 110.34 feet to a point of tangent;

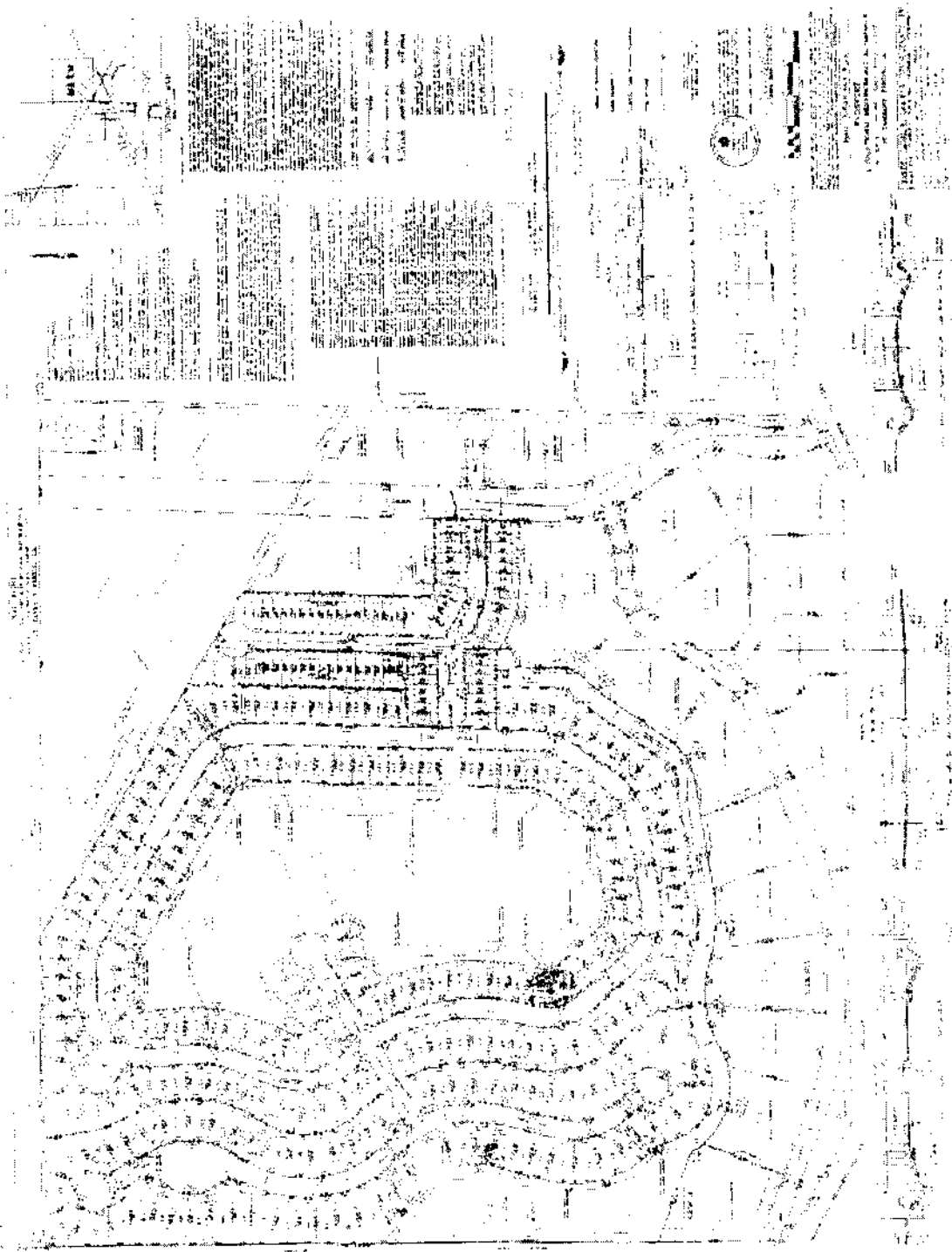
Thence proceed South 33 degrees, 39 minutes, 49 seconds West, a distance of 239.42 feet to a point of curve;

Thence proceed along a curve to the right, in a southwesterly direction, with a radius of 180 feet, having an arc length of 149.11 feet, along a chord bearing of South 57 degrees, 23 minutes, 37 seconds West, a distance of 144.88 feet to a point of tangent;

Thence proceed South 81 degrees, 07 minutes, 26 seconds West, a distance of 373.17 feet to a point of curve;

Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 440 feet, having an arc length of 206.82 feet, along a chord bearing of North 85 degrees, 24 minutes, 38 seconds West, a distance of 204.92 feet to a point of reverse curve;
Thence proceed along a curve to the left, in a southwesterly direction, with a radius of 340 feet, having an arc length of 280.61 feet, along a chord bearing of South 84 degrees, 24 minutes, 40 seconds West, a distance of 272.71 feet to a point of reverse curve;
Thence proceed along a curve to the right, in a northwesterly direction, with a radius of 260 feet, having an arc length of 410.10 feet, along a chord bearing of North 74 degrees, 02 minutes, 45 seconds West, a distance of 368.89 feet to a non-tangent point;
Thence proceed North 68 degrees, 32 minutes, 54 seconds West, a distance of 292.49 feet to a point on the common section line of Sections 32 and 33, Township 7 South, Range 12 East;
Thence proceed along the aforesaid section line, North 00 degrees, 06 minutes, 55 seconds West, a distance of 2,022.74 feet to the POINT OF BEGINNING.

The above described portion of ground contains 92.5034 acres more or less.



2. Consent. The undersigned are the owners of 100% of the immovable property in the proposed district, and hereby consents to the establishment of the district and the inclusion of the property described in Paragraph 1 above in the proposed district.

3. Members of Board of Supervisors. The following five (5) persons are designated as the initial members of the board of supervisors of the district, and shall serve in that office until replaced by elected members as provided in R.S. 33:9039.15(B)(1):

<u>Name</u>	<u>Mailing Address</u>
Jacqueline Geeck Edrington*	20066 Tammany Avenue Covington, Louisiana 70435
Ashton J. Ryan, Jr.	151 Chateau St. Michel Kenner, Louisiana 70065
Jolene Favalora Ryan	151 Chateau St. Michel Kenner, Louisiana 70065
Warren Treme	20 Veterans Boulevard, Suite 102 Kenner, Louisiana 70062
Kevin Heigle	3525 Tolmes Drive Metairie, Louisiana 70002

*As required by R.S. 33:9039.15(A). Ms. Edrington is a resident of the area immediately adjacent to the district.

4. Name of District. The district shall be called the "Wadsworth Community Development District, State of Louisiana."

5. Map of District. A map of the district, showing existing infrastructure, if any, is attached as Exhibit B attached to this petition:

6. Proposed Services and Estimated Construction Costs. Based upon available data, the district proposes to provide the following services, and the proposed timetable for construction of same is as follows:

A
schedule of values

TY 2 CB	\$17,290.00
TY 3 CB	\$25,977.00
DRAIN MH	\$21,000.00
DROP INLETS	\$130,000.00
15" PVC	\$22,532.00
15" RCP	\$46,728.00
18" PVC	\$96,741.00
18" RCP	\$7,600.00
21" PVC	\$46,920.00
24" PVC	\$40,443.00
24" RCP	\$2,040.00
27" PVC	\$30,820.00
30" PVC	\$40,425.00
30" RCP	\$3,600.00
36" PVC	\$96,740.00
36" RCP	\$10,080.00
48" PVC	\$27,600.00
21" RCPA	\$2,120.00
24" RCPA	\$43,200.00
30" RCPA	\$2,920.00
36" RCPA	\$3,760.00
48" RCPA	\$14,000.00
FIRE HYDRANTS	\$83,200.00
2" POLYETHYLENE	\$11,224.00
3" HC	\$118,006.00
6" WATERLINE	\$5,202.00
8" WATERLINE	\$488,435.00
12" WATERLINE	\$38,352.00
HOUSE CONNECTIONS	\$11,445.00
DOUBLE CONNECTIONS	\$10,800.00
SEWER STRUCTURE	\$137,200.00
1" SFM	\$16,813.00
2" SFM	\$12,141.00
3" SFM	\$17,374.00
4" SFM	\$17,040.00
6" SFM	\$47,695.00
8" SEWERLINE	\$234,500.00
8" SEWERLINE	\$317,312.00
CUT OPEN DITCHES	\$50,216.00
CLEARING	\$268,800.00
LAYOUT	\$100,000.00
MOBILIZATION	\$73,000.00
STOCKPILE PIPE	\$34,404.00
STOCKPILE DRAIN	\$158,536.00
BOND	\$39,788.00
POND EXCAVATION	\$1,200,000.00
STOCKPILE BASINS	\$38,788.00
STOCKPILE SEWER PIPE	\$34,404.00
CLEARING SITE LESS BURNING	\$381,000.00
TOTAL	\$4,688,311.00

B

WATER WELL	\$560,000.00
WASTE WATER TREATMENT PLANT	\$650,000.00
STREET AND CURBS	\$1,300,000.00
TOTAL	\$2,500,000.00

C

LAND ACQUISITION	\$1,500,000.00
LEGAL	\$73,500.00
ENGINEERING	\$162,000.00
INTEREST CHARGE	\$960,000.00
INSURANCE	\$48,000.00
SURVEY	\$32,000.00
TOTAL	\$2,775,500.00


TOTALS: (A)	\$4,688,311.00
(B)	\$2,500,000.00
(C)	\$2,775,500.00
TOTAL	\$9,963,811.00


CONSTRUCTION TIMETABLE

<u>Construction Item</u>	<u>Estimated Completion Date</u>
Development of Main Boulevard	December 2009
Drainage, Water and Waste Water	June 2009

WHEREFORE, the petitioner respectfully requests that the St. Tammany Parish Council advertise for and hold the public hearing called for in La. R.S. 33:9039.14(B) within forty-five (45) days after the filing of this petition, unless an extension of time is requested by the undersigned and granted by the said Parish Council. Notice of the hearing shall be published in the official journal of the Parish of St. Tammany, State of Louisiana once a week for the four (4) successive weeks immediately prior to the hearing, as provided by La. R.S. 33:9039.14(B).

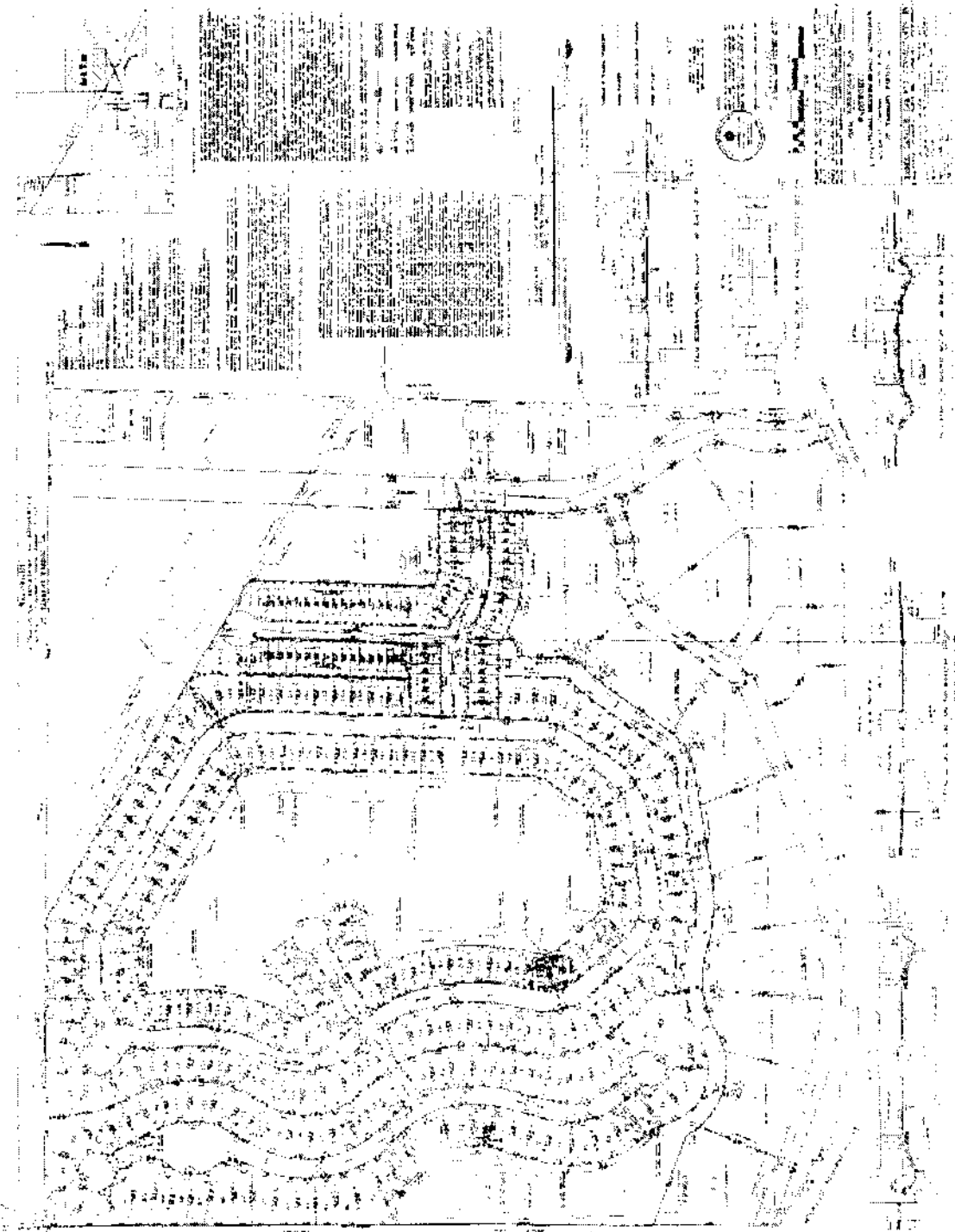
PETITIONERS:

By: 
Name: Ashton J. Ryan Jr

By: 
Name: WARREN G. TREME

Dated: October 21, 2008

MAP OF DISTRICT



STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Council Clerk of the St. Tammany Parish Council do hereby certify that the foregoing _____ (____) pages constitute a true and correct copy of the proceedings taken by said Council on _____, to create the Wadsworth Community Development District, State of Louisiana, as authorized by Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended; and providing for other matters in connection with the foregoing.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of said Parish on this, the _____ day of _____, 2008.

THERESA FORD, COUNCIL CLERK