

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4083 ORDINANCE SERIES NO. 09-

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. FALCONER

ON THE 4TH DAY OF JUNE, 2009

ORDINANCE TO ADOPT A VOLUNTARY DEVELOPMENTAL AGREEMENT BETWEEN THE PARISH OF ST. TAMMANY AND JOHN MAMOULIDES, THE DEVELOPER OF LAKE RAMSEY, PHASE 4-A AND 5 SUBDIVISION, LOCATED IN WARD 3, DISTRICT 3

WHEREAS, John Mamoulides, developer of Lake Ramsey, Phase 4-A and 5 Subdivision, has agreed in principle to enter into a voluntary developmental agreement with the Parish of St. Tammany; and

WHEREAS, the St. Tammany Parish Planning Commission and Council have held public hearings concerning said agreement and do hereby concur and conclude that said agreement is mutually acceptable, binding on all parties, and shall derive benefits for the development and to the Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it hereby accepts and enters into said voluntary developmental agreement with the developer of Lake Ramsey, Phase 4-A and 5 Subdivision, as well as any other boards, commissions, organizations or districts duly created or endorsed by the Parish Council that may be a party hereto.

BE IT FURTHER ORDAINED, that this agreement shall be recorded within the records of the St. Tammany Parish Clerk of Courts Office, if applicable, and this ordinance shall serve as an attachment thereto.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance is held to be invalid, such invalidity shall not affect other parts or provisions which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY _____, SECONDED BY _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2009; AND BECOMES COUNCIL ORDINANCE SERIES NO. 09-.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN C. DAVIS, PARISH PRESIDENT

Published introduction May 28, 2009

Published adoption _____, 2009

Delivered to the Parish President on _____, 2009 @ _____

Returned to the Council Clerk on _____, 2009 @ _____

DEVELOPMENTAL AGREEMENTS
Disposition Report for the June 4, 2009
Parish Council Meeting

Developmental agreements are essentially a contract between the developer and the Parish which specifies what a developer is willing to provide, on a voluntary basis, in terms of improving the infrastructure within a given area, in order to mitigate the impact of his new development. This may include a cash impact fee per lot, in-kind services, or a combination of both. Typically, each developmental agreement is recorded in the Parish Courthouse prior to the recordation of the final subdivision plats. If the agreement involves the collection of impact fees to satisfy the terms of the contract, the funds collected can be used for improvements within the respective Council District where the development is located. Typical projects whereby the funds can be allocated and expended are, but not limited to: road and drainage improvements, recreation, lighting, beautification, Tammany Trace enhancements and donations to non-profit organizations such as the Economic Development Foundation and St. Tammany Parish Animal Control.

Lake Ramsey, Phase 4A & 5, Ward 3, District 3

The developer has agreed in principle to participate in the Parish's voluntary developmental agreement process by donating a \$500.00 per lot cash impact fee.

This proposal has been reviewed and approved by the Councilman for the District , the Honorable James "Red" Thompson and the administration. Therefore, the staff has no objections to the proposed developmental agreement.

Note: All developmental agreements are subject to additional negotiations and or amendment prior to the final agreements being recorded for public record, if applicable.