

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6064

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 285 ACRES OF LAND, MORE OR LESS, FROM PARISH A-1 (SUBURBAN DISTRICT) TO THE CITY OF MANDEVILLE O (OPEN SPACE DISTRICT) WHICH PROPERTY IS LOCATED IN SECTION 36, TOWNSHIP-7- SOUTH, RANGE-10 -EAST, GREENBURG LAND DISTRICT, ST TAMMANY PARISH, LOUISIANA. (WARD 4, DISTRICT 4)

WHEREAS, the City of Mandeville is contemplating annexation of 285 acres, more or less, owned by the City of Mandeville, and located at Section 36, Township 7 South, Range 10 East, Greenburg Land District, St Tammany Parish, Louisiana, Ward 4, District 4 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish A-1 (Suburban District) to the City of Mandeville O (Open Space District) which is not an intensification of zoning; and

WHEREAS, the property is not commercially developed and no Sales Tax Revenue is being generated from this property.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 285 acres of land more or less, located at Section 36, Township 7 South, Range 10 East, Greenburg Land District, St Tammany Parish, Louisiana.

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

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville require 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 7 DAY OF FEBRUARY , 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



Pat Brister
Parish President

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: Thompson@stpgov.org

Re: Administrative Comment

Date: January 4, 2019

Annexation staff #:MN2019-01

The City of Mandeville is contemplating annexation of 285 acres, more or less, owned by The City of Mandeville, and located at Section 36, Township-7-South, Range-10-East, Greenburg Land District, St Tammany Parish, Louisiana, Ward 4, and District 10

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865



St. Tammany Parish Government
Government that Works

Annexation

City: City Case No: Staff Reference

Notification Date: Dead Line Priority

Owner: Ward Council District: M

Location:

Parish Zoning:

City Zoning:

Subdivision:

Existing Use:

Developed Intensification Concur w/ City

Size:

Population: Concur:

STR:

Annex Status: Sales Tax:

City Actions

Council Actions

Ordinance: City Date:

Resolution: Council Date:

MN2019-01 Notes Summary

- **Planning: Sidney Fontenot:**
 - The proposal is consistent with the Louisiana Revised Statutes relative to annexation
 - The proposal is consistent with the annexation/growth management agreements with the City of Mandeville.
 - The proposal is not an intensification of Zoning
- **Engineering: Holly Thomas:**
 - BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations including the Flood Zone V regulations and the Coastal zone Management Regulations.
- **Engineering/ Environmental Services: Jay Watson:**
 - There are no DES issues.
 - There are no traffic issues.
- **Data Management: Bob Thompson:**
 - Currently land is not developed and no Sales Tax revenue is being generated on this property.
- **Public Works: Joey Lobrano:**
 - No Public Works Issues
- **Legal: Debbie Henton:**
 -
- **CFO: Leslie Long:**
 -

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MICHAEL LORINO, JR. / PAT BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 285 ACRES OF LAND, MORE OR LESS, FROM PARISH A-1: SUBURBAN DISTRICT TO THE CITY OF MANDEVILLE O: OPEN SPACE DISTRICT WHICH PROPERTY IS LOCATED IN SECTION 36, TOWNSHIP-7- SOUTH, RANGE-10 -EAST, GREENBURG LAND DISTRICT, ST TAMMANY PARISH, LOUISIANA

WHEREAS, The City of Mandeville is contemplating annexation of 285 acres, more or less, owned by The City of Mandeville, and located at Section 36, Township-7-South, Range-10-East, Greenburg Land District, St Tammany Parish, Louisiana, Ward 4, District 10 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by The City of Mandeville and St. Tammany Parish effective March 26, 2003; and

WHEREAS, the property requires rezoning from Parish A-1: Suburban District to The City of Mandeville O: Open Space District which is **not** an intensification of zoning; and

WHEREAS, the property is **not** commercially developed, no Sales Tax Revenue is being generated from this property.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with The City of Mandeville annexation and rezoning of 285 acres of land more or less, located at Section 36, Township 7 South, Range 10 East, Greenburg Land District, St Tammany Parish, Louisiana

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

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Mandeville require 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:

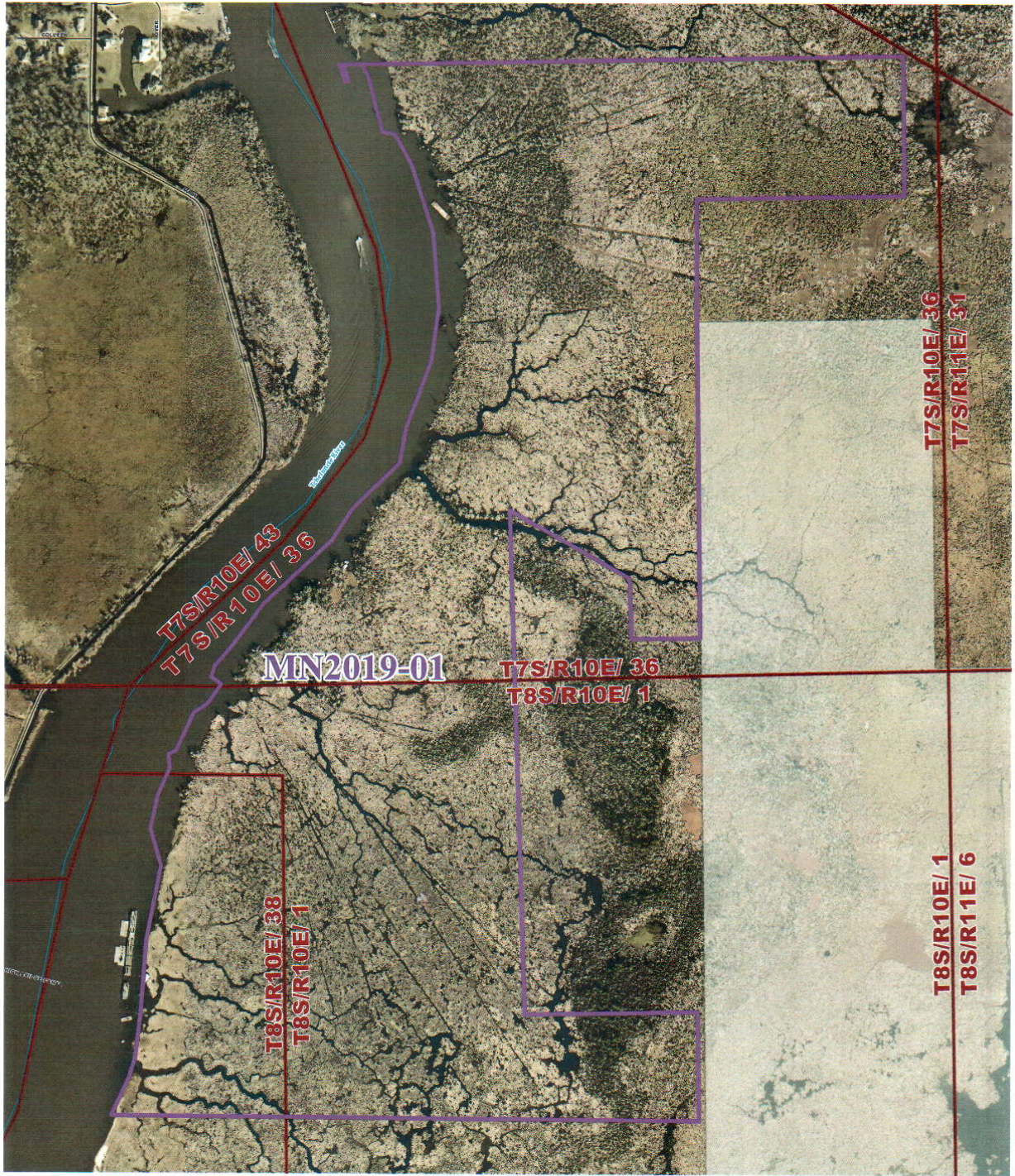
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL LORINO JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (MN2019-01)

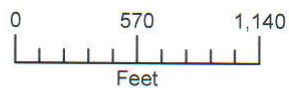


Mandeville Annexation MN2019-01



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

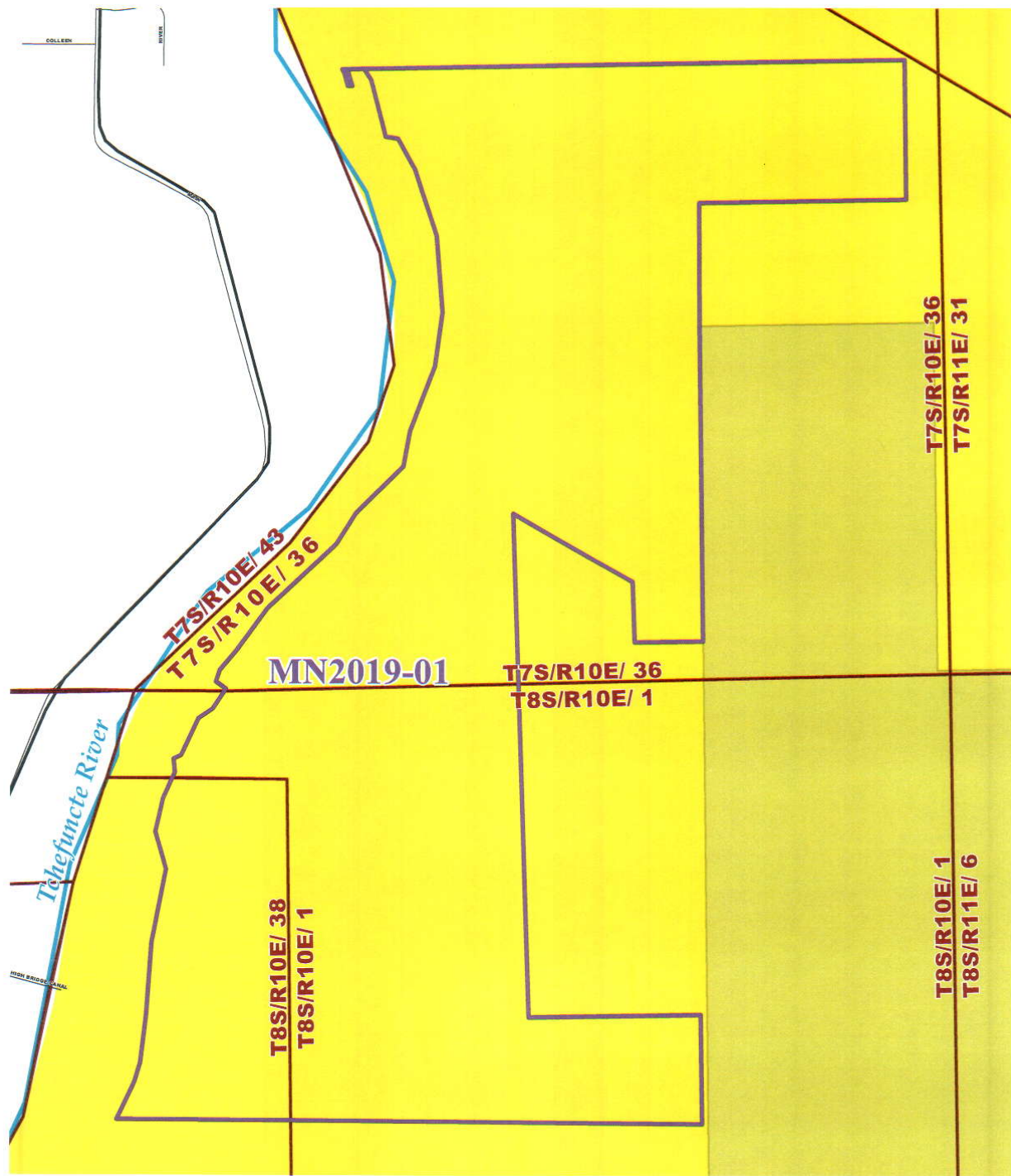
-  Streams & Rivers
-  Roads
-  Major Roads
-  T/R/S
-  MN2019-01
-  Mandeville



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Map : 2018-EG-21

Date: 12/20/2018

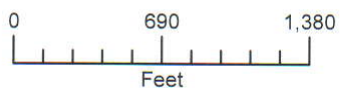


Mandeville Annexation MN2019-01



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

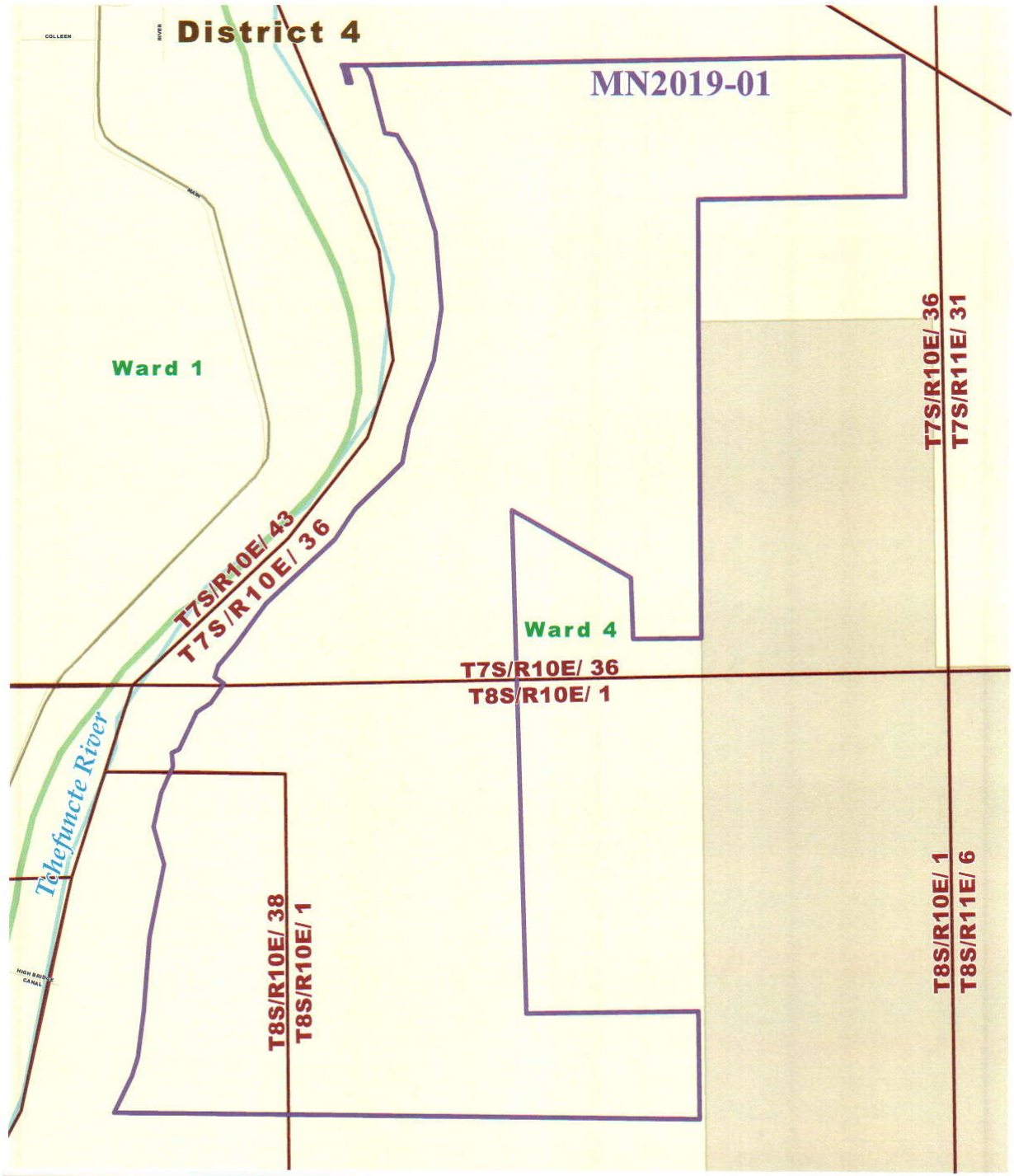
- | | |
|--------------------|-----------------------|
| — Roads | Mandeville GMA |
| — Major Roads | Infill Area 1 |
| — Streams & Rivers | Infill Area 2 |
| T/R/S | Priority 1 |
| MN2019-01 | Priority 2 |
| Mandeville | GMA |



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Map ID: 2018-EG-22

Date: 12/20/2018

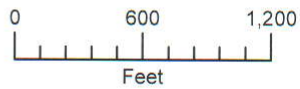


Mandeville Annexation MN2019-01



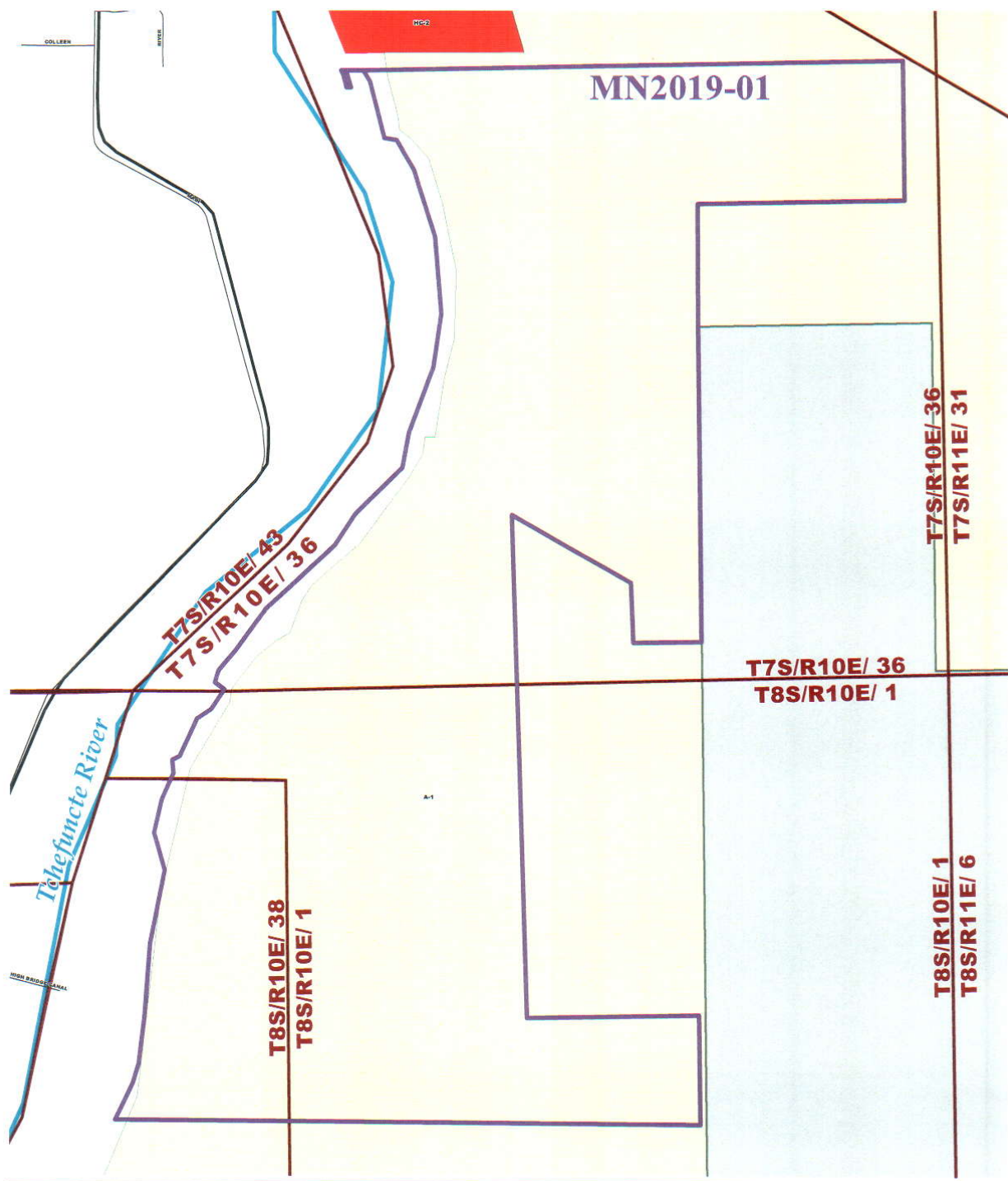
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Roads
- Major Roads
- Streams & Rivers
- T/R/S
- Council Districts
- Wards
- MN2019-01
- Mandeville



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Map ID: 2018-EG-23 Date: 12/20/2018



Mandeville Annexation MN2019-01



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

— Roads
— Major Roads
— Streams & Rivers
— T/R/S
— MN2019-01
— Mandeville

0 480 960
Feet

Map ID: 2018-EG-24

Date: 12/20/2018

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Map layers were created from different sources at different dates and the actual or relative geographic position of any feature is only as accurate as the source information.
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E-1 Estate	NC-5 Retail and Service	MD-2 Medical Clinical
E-2 Estate	NC-6 Public, Cultural and Recreational	MD-3 Medical Facility
E-3 Estate	PBC-1 Planned Business Campus	MD-4 Medical Research
E-4 Estate	PBC-2 Planned Business Campus	PF-1 Public Facilities
A-1 Suburban	HC-1 Highway Commercial	PF-2 Public Facilities
A-1A Suburban	HC-2 Highway Commercial	CB-1 Community Based Facilities
A-2 Suburban	HC-2A Highway Commercial	ED-1 Primary Education
A-3 Suburban	HC-3 Highway Commercial	ED-2 Higher Education
A-4 Single Family Residential	HC-4 Highway Commercial	AT-1 Animal Training/Housing
A-4A Single Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District
A-5 Two Family Residential	I-1 Industrial	PUD Planned Unit Development
A-6 Multiple Family Residential	I-2 Industrial	AAO Abita Airport Overlay
A-7 Multiple Family Residential	I-3 Heavy Industrial	MHO Manufactured Housing Overlay
A-8 Multiple Family Residential	I-4 Heavy Industrial	RO Rural Overlay
NC-1 Professional Office	Advanced Manufacturing & Logistics	TND-1 Traditional Neighborhood Development
NC-2 Indoor Retail Service	SWM-1 Solid Waste Management	TND-2 Traditional Neighborhood Development
NC-3 Lodging	SWM-2 Solid Waste Management	EO Entertainment Overlay
NC-4 Neighborhood Institutional	MD-1 Medical Residential	RBCO Regional Business Center Overlay

1 of 16

MN 2019-01

City of Mandeville

DONALD J. VILLERE
MAYOR



CITY COUNCIL

LAURE' SICA
COUNCIL CHAIRWOMAN

CLAY MADDEN
AT LARGE

DAVID ELLIS
DISTRICT I

MICHAEL PULASKI
DISTRICT II

JOHN KELLER
DISTRICT III

December 11, 2018

Ord 18-39

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilman Mike Lorino, Jr.
St. Tammany Parish Council
P.O. Box 628
Covington, LA 70433



Re: Annexation/City of Mandeville

Dear Councilman Lorino:

In accordance with the Agreement Amending the 1990 Sales Tax Enhancement Plan to Provide for Growth Management and Revenue Sharing, effective on the 27th day of March, 2003 (which amends the Sales Tax Enhancement Plan agreement entered into by the parties and dated September 20, 1990), recorded in St. Tammany Parish, instrument # 1357333, attached is a copy of Ordinance 18-39 requesting the annexation of 285 acres of vacant land through a Cash Sale on February 15, 2007, recorded in St. Tammany Parish, Instrument #1605833 acquired from the Trust for Public Land.

Ordinance 18-39 will be introduced at the City Council meeting of December 13, 2018. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the January 8 and 22, 2019 meetings. At that time, it is anticipated that the ordinance will be placed on the next available City Council for adoption.

2 of 16

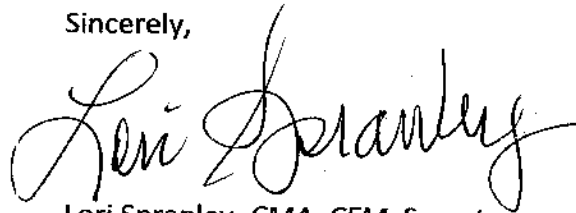
Councilman Mike Lorino, Jr.

December 11, 2018

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Should you have any questions or need any additional information, please do not hesitate to contact me at (985) 624-3103.

Sincerely,

A handwritten signature in black ink, reading "Lori Spranley". The signature is written in a cursive style with a large initial "L".

Lori Spranley, CMA, CFM, Secretary
Dept. Planning & Development

cc: Sidney Fontenot, Dir. Dept Planning & Development
Bob Thompson, Special Revenue Manager
Donald Henderson, Jr., Council Administrator

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1 THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL
2 MEMBER _____; SECONDED FOR INTRODUCTION BY COUNCIL
3 MEMBER _____;
4

5 **ORDINANCE NO. 18-39**
6

7 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO**
8 **EFFECT THE ANNEXATION OF CERTAIN IMMOVABLE PROPERTIES**
9 **SITUATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 10 EAST, THE**
10 **PARISH OF ST. TAMMANY, STATE OF LOUISIANA, CONTAINING**
11 **APPROXIMATELY 285 ACRES INTO THE CORPORATE LIMITS OF THE CITY**
12 **OF MANDEVILLE; DESIGNATING AND ASSIGNING THE PROPERTIES FOR**
13 **PURPOSES OF ZONING O, OPEN SPACE DISTRICT AND FOR OTHER**
14 **MATTERS IN CONNECTION THEREWITH.**
15

16 **WHEREAS,** the City Council has received a petition seeking the annexation into the
17 corporate limits of the City of Mandeville; and
18

19 **WHEREAS,** the said petition is made and signed by all of the owners of the said property,
20 the City of Mandeville, and there are no registered voters residing on the said property; and
21

22 **WHEREAS,** the City of Mandeville originally purchased said property (approximately
23 285 acres) from The Trust for Public Land on February 15, 2007, for the purpose of acquiring
24 additional wetlands available for the future use in the wetland assimilation project; and
25

26 **WHEREAS,** the property is contiguous to the present boundaries of the City of
27 Mandeville; and
28

29 **WHEREAS,** the proposed annexation will serve the best interests of the City of
30 Mandeville and of its citizens, as it is property owned by the City of Mandeville, and will allow
31 for continued use in the wetland assimilation project; and
32

33 **WHEREAS,** the proposed annexation will alleviate any current gaps in services provided
34 by the City of Mandeville to the area, including public utilities and police services; and
35

36 **WHEREAS,** this is a target area for annexation as part of the objective of the City of
37 Mandeville's Growth Management Plan as defined by the Comprehensive Land Use Plan
38 adopted in 1989 and by the Annexation Growth Plan adopted by St. Tammany Parish and the
39 City of Mandeville on April 1, 2003; and,
40

41 **WHEREAS,** the City Council has received the _____ recommendation of the
42 Mandeville Planning Commission regarding the annexation; and
43

44 **WHEREAS,** the City Council has received the _____ recommendation of the
45 Mandeville Zoning Commission regarding the zoning designation of O, Open Space/Recreation
46 District; and
47

48 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of the City

4 of 16

49 of Mandeville that the municipal limits of the City of Mandeville be and they are hereby
50 enlarged to include the below described immovable property which is hereby annexed into the
51 City of Mandeville.

52
53 **BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the
54 City of Mandeville, the following described properties be designated for purposes of zoning as
55 O, Open Space District, as defined and regulated by the provisions of the Comprehensive Land
56 Use Regulations Ordinance of the City of Mandeville:

57
58 A certain parcel of land situated in and being a part of Section 36, Township 7
59 South, Range 10 East, Greensburg land District, St. Tammany Parish, Louisiana,
60 and being more fully described as follows:

61
62 Commencing at N.G.S. Monument LEWIS 2 having Louisiana Coordinate
63 System of 1983, South Zone, coordinates of X=3,688,106.82 feet and
64 Y=680,604.43 feet, thence proceed North 68 degrees 52 minutes 21 seconds
65 West, a distance of 13,882.54 feet to the point of the southeast corner of Lot 2,
66 Section 1, Township 8 South, Range 10 East, the POINT OF BEGINNING.

67
68 Thence south 88 degrees 59 minutes 12 seconds West along the southerly line of
69 Lots 2 and 3 of Section 1, Township 8 South, Range 10 East, a distance of
70 3,346.83 feet to the point of intersection with the easterly bank of the Tchefuncte
71 River, designated as point "A";

72
73 Thence meandering along said easterly bank of the Tchefuncte River for the next
74 31 courses:

75
76 North 12 degrees 29 minutes 22 seconds East a distance of 23.34 feet;
77 North 12 degrees 10 minutes 28 seconds East a distance of 153.78 feet;
78 North 22 degrees 52 minutes 50 seconds East a distance of 140.02 feet;
79 North 17 degrees 12 minutes 07 seconds East a distance of 114.63 feet;
80 North 6 degrees 56 minutes 11 seconds East a distance of 272.17 feet;
81 North 4 degrees 08 minutes 41 seconds East a distance of 420.88 feet;
82 North 10 degrees 55 minutes 56 seconds East a distance of 423.79 feet;
83 North 15 degrees 45 minutes 28 seconds East a distance of 224.84 feet;
84 North 12 degrees 43 minutes 24 seconds East a distance of 194.88 feet;
85 North 23 degrees 54 minutes 44 seconds East a distance of 167.64 feet;
86 North 5 degrees 38 minutes 03 seconds West a distance of 79.14 feet;
87 North 65 degrees 10 minutes 02 seconds East a distance of 47.34 feet;
88 North 24 degrees 20 minutes 01 seconds East a distance of 237.64 feet;
89 North 56 degrees 20 minutes 42 seconds East a distance of 95.29 feet;
90 North 33 degrees 46 minutes 59 seconds East a distance of 135.15 feet;
91 North 53 degrees 53 minutes 12 seconds West a distance of 67.56 feet;
92 North 17 degrees 41 minutes 42 seconds East a distance of 70.28 feet;
93 North 39 degrees 34 minutes 47 seconds East a distance of 147.47 feet;
94 North 36 degrees 02 minutes 06 seconds East a distance of 299.21 feet;

95 North 46 degrees 36 minutes 53 seconds East a distance of 531.71 feet;
96 North 32 degrees 57 minutes 35 seconds East a distance of 210.00 feet;
97 North 45 degrees 14 minutes 56 seconds East a distance of 379.13 feet;
98 North 10 degrees 05 minutes 49 seconds East a distance of 210.14 feet;
99 North 20 degrees 23 minutes 18 seconds East a distance of 400.94 feet;
100 North 8 degrees 00 minutes 17 seconds East a distance of 308.43 feet;
101 North 4 degrees 26 minutes 17 seconds West a distance of 436.67 feet;
102 North 17 degrees 21 minutes 11 seconds West a distance of 401.66 feet;
103 North 29 degrees 29 minutes 00 seconds West a distance of 197.74 feet;
104 North 80 degrees 39 minutes 44 seconds West a distance of 71.12 feet;
105 North 14 degrees 03 minutes 00 seconds West a distance of 335.88 feet;
106 North 31 degrees 55 minutes 19 seconds West to the point of intersection
107 With the southerly line of the Jahncke Realty company (or Assigns) Parcel,
108 A distance of 73.66 feet to the point designated "B";
109
110 Thence crossing an inlet of the Tchefuncte River, South 88 degrees 59 minutes 12
111 seconds West a distance of 100 feet or less to the easterly bank of a peninsula;
112
113 Thence meandering along the bank of said peninsula for the next five courses:
114
115 South 24 degrees 18 minutes 54 seconds East a distance of 25 feet more or less to
116 a point;
117 South 14 degrees 58 minutes 32 seconds East a distance of 76 feet more or less to
118 a point;
119 North 90 degrees 00 minutes 00 seconds West 25 feet more or less to a point;
120 North 14 degrees 58 minutes 32 seconds West a distance of 76 feet more or less to
121 a point;
122 North 24 degrees 18 minute 54 seconds West to the point of intersection with the
123 southerly line of Jahncke Realty Company (or Assigns) Parcel, a distance of 25
124 feet more or less;
125 Thence North 88 degrees 59 minutes 12 seconds East, along said southerly line of
126 the Jahncke Realty Company (or Assigns) Parcel, a distance of 25 feet more or
127 less to the point of intersection with the westerly bank of the peninsula;
128
129 Thence continuing North 88 degree 59 minutes 12 seconds East, along said line,
130 crossing said inlet, a distance of 100 feet more or less to the point designated "B";
131
132 Thence continuing North 88 degrees 59 minutes 12 seconds East along the
133 southerly line of the Jahncke Realty Company (or Assigns) Parcel, a distance of
134 3,057 feet more or less to the point of intersection with the easterly line of Range
135 10 East of the Greensburg Land District, and the southerly line of Section (Head
136 Right) 40;
137
138 Thence South 0 degree 40 minutes 48 seconds East along the common line of
139 Section 36, Township 7 South, Range 10 East and Section 31, Township 7 South,
140 Range 11 East, a distance of 799.66 feet to a point;

6 of 16

141 Thence South 88 degrees 59 minutes 12 seconds West along the southerly line of
142 the North Fractional half of said Section 36, a distance of 1,320.00 feet to a point;

143
144 Thence South 0 degrees 40 minutes 48 seconds East along the westerly line of the
145 East Half of the Southeast Quarter (S/2 of SE/4) of Section 36, Township 7 South,
146 Range 10 East 2,640.00 feet to the point of intersection with the line of division
147 between Section 36 Township 7 South, Range 10 East and Section 1, Township 8
148 South, Range 10 East;

149
150 Thence along said line of division South 88 degrees 59 minutes 12 seconds West
151 a distance of 400.00 feet to a point;

152
153 Thence North 0 degrees 40 minutes 48 seconds West a distance of 500.00 feet
154 more or less to a point on northerly bank of a creek;

155
156 Thence along said northerly bank, in a northwesterly direction, a distance of 713
157 feet more or less, said point being located South 68 degrees 20 minutes 40
158 seconds East, a distance 648.66 feet from last described point;

159
160 Thence having said northerly bank South 0 degrees 40 minutes 48 seconds East a
161 distance of 2,875 feet more or less to a point;

162
163 Thence North 88 degrees 59 minutes 12 seconds East a distance of 1,000.00 feet
164 to the point of intersection with the line of division between Lot 1 and Lot 2 of
165 Section 1, Township 8 South, Range 10 East;

166
167 Thence along said line of division South 0 degrees 40 minutes 48 seconds East a
168 distance of 515.00 feet to the POINT OF BEGINNING.

169
170 The above described parcel contains 285 acres more or less.

171
172 Bearings are Lambert Grid Meridian.

173
174 **BE IT FURTHER ORDAINED**, that following the annexation of the above described
175 immovable property into the corporate limits of the City of Mandeville that the boundaries of the
176 City of Mandeville shall thereafter be as set forth and described on the process verbal attached
177 hereto and made a part hereof; and

178
179 **BE IT FURTHER ORDAINED**, that all sections and provisions of this ordinance be
180 deemed separate and severable, and that in the event that any one or more of the provisions of
181 this ordinance be deemed unenforceable or unconstitutional by any final judgment, order or
182 decree of any court of competent jurisdiction, that such finding shall have no effect on the
183 remaining sections and provisions of this ordinance; and

184

7 of 16

185 **BE IT FURTHER ORDAINED**, that the Clerk of this Council be and she is hereby
186 authorized and empowered to take any and all actions which she, in the exercise of her
187 discretion, deems necessary to promulgate the provisions of this ordinance.

188

189 The ordinance being submitted to a vote, the vote thereon was as follows:

190

191 FOR:

192 AGAINST:

193 ABSTENTIONS:

194 ABSENT:

195

196 And the Ordinance was declared adopted this _____ day of _____, 2018.

197

198

199 _____
200 Kristine Scherer
201 Council Clerk

Clay Madden
Council Chairman

201

SUBMITTAL TO MAYOR

202 The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this
203 _____ day of _____, 2018, at _____ o'clock a.m.

204

205

206

CLERK OF COUNCIL

207

208

209

APPROVAL OF ORDINANCE

210 The foregoing Ordinance is by me hereby APPROVED this _____ day of _____, 2018, at
211 _____ o'clock a.m.

212

213

214

DONALD J. VILLERE, MAYOR

215

216

217

VETO OF ORDINANCE

218 The foregoing Ordinance is by me hereby VETOED, this _____ day of _____, 2018, at _____
219 o'clock _____.m.

220

221

222

DONALD J. VILLERE, MAYOR

223

224

RECEIPT FROM MAYOR

225 The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville, this
226 _____ day of _____, 2018, at _____ o'clock a.m.

227

228

229

CLERK OF COUNCIL

230

231

8 of 16

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242
243

CERTIFICATE

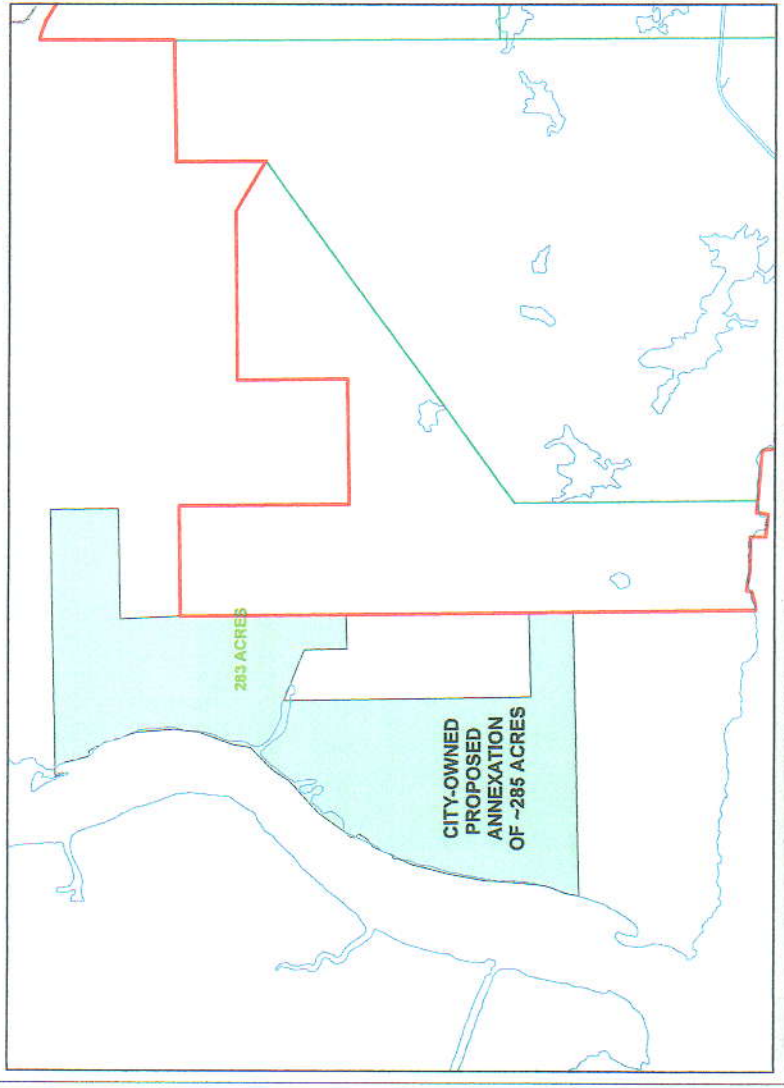
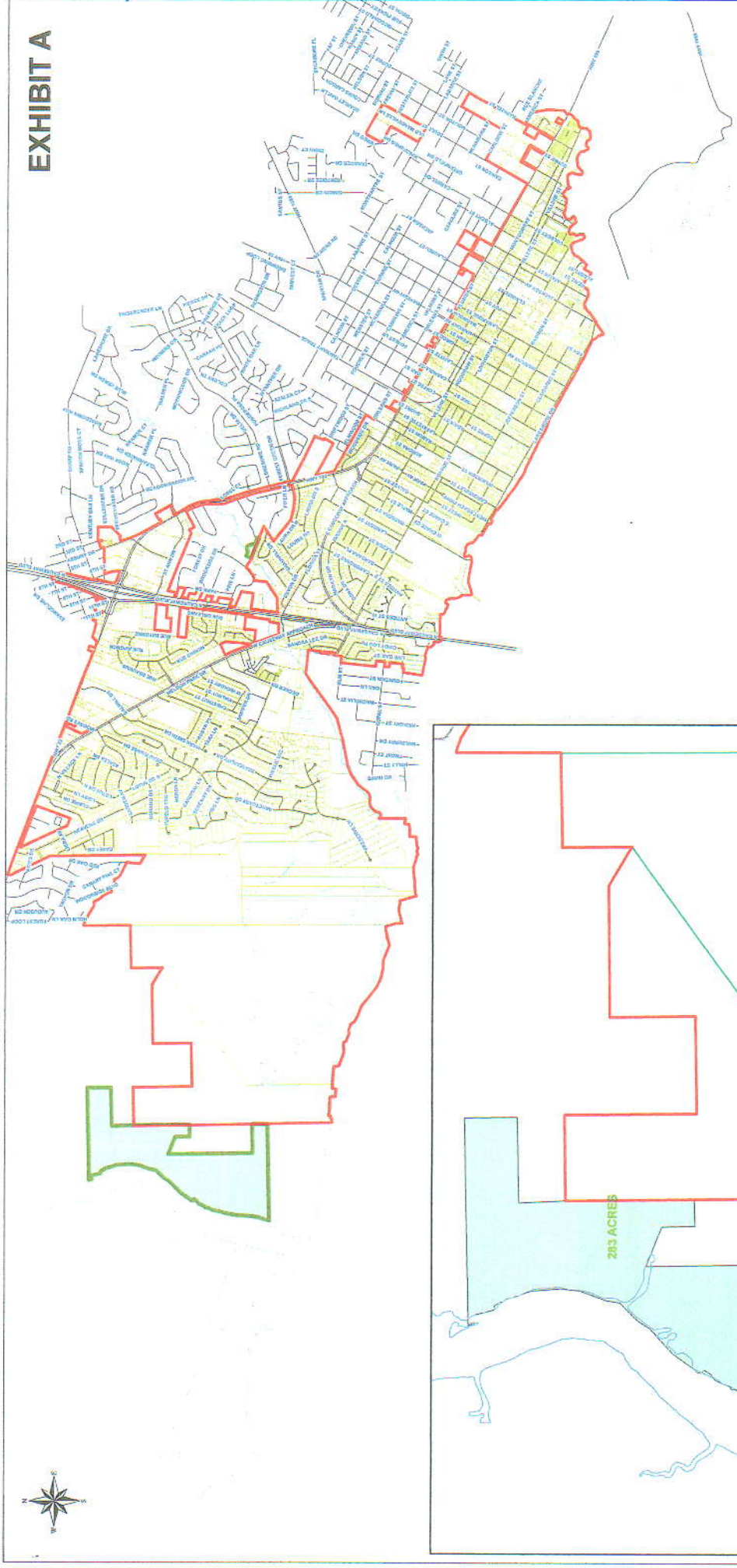
I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the ____ day of _____, 2018 at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this ____ day of _____, 2018.

CLERK OF COUNCIL

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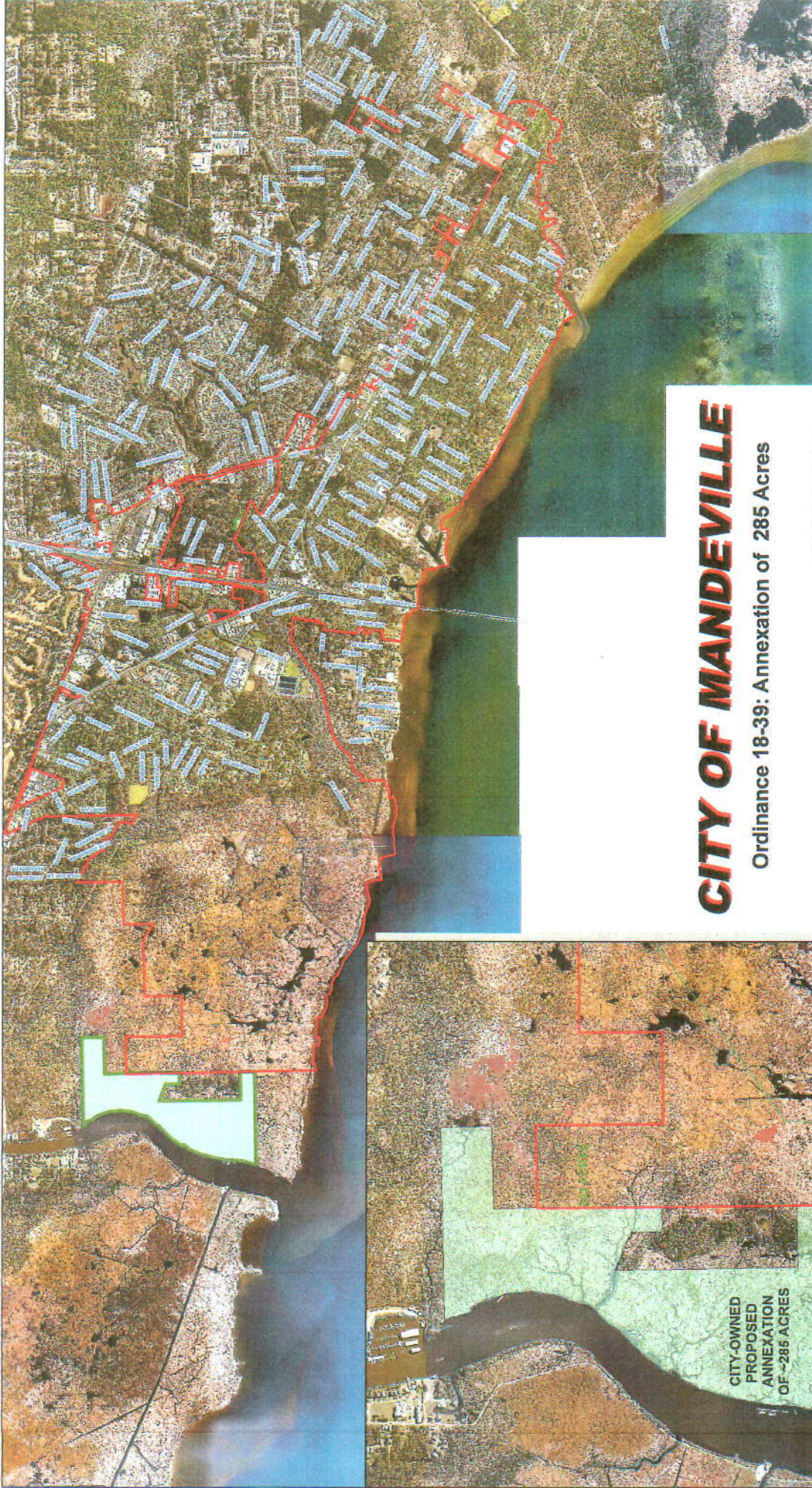
EXHIBIT A



CITY OF MANDEVILLE

Ordinance 18-39: Annexation of 285 Acres

City of Mandeville GIS Map Disclaimer - Pertains to all published and non-published maps produced by the City of Mandeville staff and/or the information used in these applications that were derived from digital databases which include but not limited to the following electronic map and graphic formats: PDF, MXD, PNF, DWG, GIF, JPEG, BMP, and TIFF. The City of Mandeville does not warrant the accuracy, completeness, or reliability of the information for any purpose other than the original purpose and is not prepared for, nor is it suitable for, conveyance, engineering, surveying, or other purposes requiring high accuracy. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. All mapping and retrieval of City of Mandeville GIS data is to be considered a generalized spatial representation that is subject to constant and often dynamic revisions. All maps and databases are constantly being updated and corrected and thus any map may have an updated version. This disclaimer pertains to a visual representation only and is not to be used as a legal or official representation of legal boundaries, ownership, or municipal defined and/or regulations.



CITY OF MANDEVILLE

Ordinance 18-39: Annexation of 285 Acres

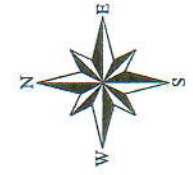


EXHIBIT A

City of Mandeville GIS Map Disclaimer: Portions to all published and non-published maps produced by the City of Mandeville staff, and/or the information used in these applications that were derived from digital databases which include but not limited to the following electronic map and graphic formats: PDF, MXD, PAF, DWG, GIF, JPEG, BMP, and TIFF. This product is for informational purposes and is not prepared for, nor is it suitable for, conveyance, engineering, surveying, or other purposes requiring high precision. Should review or consult the primary data and information sources to ascertain the usability of the information. All mapping and retrieval of City of Mandeville GIS data is to be considered a generalized spatial representation that is subject to constant and often dynamic revisions. All maps and databases are constantly being updated and corrected and thus any map may have an updated version. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries, ownership, or municipal districts and/or regulations.

**CITY-OWNED
PROPOSED
ANNEXATION
OF ~285 ACRES**

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PETITION REQUESTING ANNEXATION

TO: The City Council, City of Mandeville

DATE: December 3, 2018

I, the undersigned, being the legal representative of the owner of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:172 and 33:180, that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville.

Legal Description:

A certain parcel of land situated in and being a part of Section 36, Township 7 South, Range 10 East, Greensburg land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commencing at N.G.S. Monument LEWIS 2 having Louisiana Coordinate System of 1983, South Zone, coordinates of X=3,688,106.82 feet and Y=680,604.43 feet, thence proceed North 68 degrees 52 minutes 21 seconds West, a distance of 13,882.54 feet to the point of the southeast corner of Lot 2, Section 1, Township 8 South, Range 10 East, the POINT OF BEGINNING.

Thence south 88 degrees 59 minutes 12 seconds West along the southerly line of Lots 2 and 3 of Section 1, Township 8 South, Range 10 East, a distance of 3,346.83 feet to the point of intersection with the easterly bank of the Tchefuncte River, designated as point "A";

Thence meandering along said easterly bank of the Tchefuncte River for the next 31 courses:

North 12 degrees 29 minutes 22 seconds East a distance of 23.34 feet;
North 12 degrees 10 minutes 28 seconds East a distance of 153.78 feet;
North 22 degrees 52 minutes 50 seconds East a distance of 140.02 feet;
North 17 degrees 12 minutes 07 seconds East a distance of 114.63 feet;
North 6 degrees 56 minutes 11 seconds East a distance of 272.17 feet;
North 4 degrees 08 minutes 41 seconds East a distance of 420.88 feet;
North 10 degrees 55 minutes 56 seconds East a distance of 423.79 feet;
North 15 degrees 45 minutes 28 seconds East a distance of 224.84 feet;
North 12 degrees 43 minutes 24 seconds East a distance of 194.88 feet;
North 23 degrees 54 minutes 44 seconds East a distance of 167.64 feet;
North 5 degrees 38 minutes 03 seconds West a distance of 79.14 feet;

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North 65 degrees 10 minutes 02 seconds East a distance of 47.34 feet;
North 24 degrees 20 minutes 01 seconds East a distance of 237.64 feet;
North 56 degrees 20 minutes 42 seconds East a distance of 95.29 feet;
North 33 degrees 46 minutes 59 seconds East a distance of 135.15 feet;
North 53 degrees 53 minutes 12 seconds West a distance of 67.56 feet;
North 17 degrees 41 minutes 42 seconds East a distance of 70.28 feet;
North 39 degrees 34 minutes 47 seconds East a distance of 147.47 feet;
North 36 degrees 02 minutes 06 seconds East a distance of 299.21 feet;
North 46 degrees 36 minutes 53 seconds East a distance of 531.71 feet;
North 32 degrees 57 minutes 35 seconds East a distance of 210.00 feet;
North 45 degrees 14 minutes 56 seconds East a distance of 379.13 feet;
North 10 degrees 05 minutes 49 seconds East a distance of 210.14 feet;
North 20 degrees 23 minutes 18 seconds East a distance of 400.94 feet;
North 8 degrees 00 minutes 17 seconds East a distance of 308.43 feet;
North 4 degrees 26 minutes 17 seconds West a distance of 436.67 feet;
North 17 degrees 21 minutes 11 seconds West a distance of 401.66 feet;
North 29 degrees 29 minutes 00 seconds West a distance of 197.74 feet;
North 80 degrees 39 minutes 44 seconds West a distance of 71.12 feet;
North 14 degrees 03 minutes 00 seconds West a distance of 335.88 feet;
North 31 degrees 55 minutes 19 seconds West to the point of intersection
With the southerly line of the Jahncke Realty company (or Assigns) Parcel,
A distance of 73.66 feet to the point designated "B";

Thence crossing an inlet of the Tchefuncte River, South 88 degrees 59 minutes 12 seconds West a distance of 100 feet or less to the easterly bank of a peninsula;

Thence meandering along the bank of said peninsula for the next five courses:

South 24 degrees 18 minutes 54 seconds East a distance of 25 feet more or less to a point;
South 14 degrees 58 minutes 32 seconds East a distance of 76 feet more or less to a point;
North 90 degrees 00 minutes 00 seconds West 25 feet more or less to a point;
North 14 degrees 58 minutes 32 seconds West a distance of 76 feet more or less to a point;
North 24 degrees 18 minute 54 seconds West to the point of intersection with the southerly line of Jahncke Realty Company (or Assigns) Parcel, a distance of 25 feet more or less;
Thence North 88 degrees 59 minutes 12 seconds East, along said southerly line of the Jahncke Realty Company (or Assigns) Parcel, a distance of 25 feet more or less to the point of intersection with the westerly bank of the peninsula;

Thence continuing North 88 degree 59 minutes 12 seconds East, along said line, crossing said inlet, a distance of 100 feet more or less to the point designated "B";

Thence continuing North 88 degrees 59 minutes 12 seconds East along the

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southerly line of the Jahncke Realty Company (or Assigns) Parcel, a distance of 3,057 feet more or less to the point of intersection with the easterly line of Range 10 East of the Greensburg Land District, and the southerly line of Section (Head Right) 40;

Thence South 0 degree 40 minutes 48 seconds East along the common line of Section 36, Township 7 South, Range 10 East and Section 31, Township 7 South, Range 11 East, a distance of 799.66 feet to a point;

Thence South 88 degrees 59 minutes 12 seconds West along the southerly line of the North Fractional half of said Section 36, a distance of 1,320.00 feet to a point;

Thence South 0 degrees 40 minutes 48 seconds East along the westerly line of the East Half of the Southeast Quarter (S/2 of SE/4) of Section 36, Township 7 South, Range 10 East 2,640.00 feet to the point of intersection with the line of division between Section 36 Township 7 South, Range 10 East and Section 1, Township 8 South, Range 10 East;

Thence along said line of division South 88 degrees 59 minutes 12 seconds West a distance of 400.00 feet to a point;

Thence North 0 degrees 40 minutes 48 seconds West a distance of 500.00 feet more or less to a point on northerly bank of a creek;

Thence along said northerly bank, in a northwesterly direction, a distance of 713 feet more or less, said point being located South 68 degrees 20 minutes 40 seconds East, a distance 648.66 feet from last described point;

Thence having said northerly bank South 0 degrees 40 minutes 48 seconds East a distance of 2,875 feet more or less to a point;


Thence North 88 degrees 59 minutes 12 seconds East a distance of 1,000.00 feet to the point of intersection with the line of division between Lot 1 and Lot 2 of Section 1, Township 8 South, Range 10 East;

Thence along said line of division South 0 degrees 40 minutes 48 seconds East a distance of 515.00 feet to the POINT OF BEGINNING.

The above described parcel contains 285 acres more or less.

Bearings are Lambert Grid Meridian.

BY:


Honorable Donald Villere
Mayor, City of Mandeville

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**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 Wink, Incorporated Survey No. 106187.00 dated April 28, 2006, amended May 2, 2006 and depicted on the attached map identified as Exhibit A containing 285 acres more or less and further identified as a certain parcel of land situated in and being a part of Section 36, Township 7 South, Range 10 East, Section 1, Township 8 South, Range 10 East, Greensburg land District, St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 6th day of December 2018.

M. Dwayne Wall, CERA
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

Cc: Erin St. Pierre, Elections Division, Secretary of State

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**St. Tammany Parish
Assessor's Office**

**Louis Fitzmorris
Assessor**

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2018 Tax Roll - Assessment Number 112-142-1574

OWNERS: Mandeville City Of
3101 East Causeway Approach
Mandeville, LA 70448

PROPERTY DESCRIPTION: 2018 TAX ROLL

285 AC M/L Sec 36 7 10 & 1 8 10 CB 123 330 INST NO 1556930 INST NO 1605833

I do further certify that the assessed valuation of the above described tract is as follows:

2018 VALUATION:	Land	-	0
	Improvements	-	0
TOTAL ASSESSED VALUATION			<u>0</u>

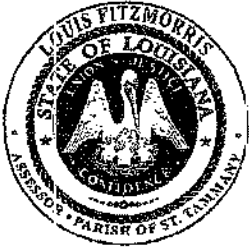
This assessment was a tax free assessment for 2018

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

Covington, Louisiana this the 3rd day of December, 2018.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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**St. Tammany Parish
Assessor's Office**

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

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 is assessed in the name Mandeville City Of as owner for the tax year 2018 and whose address is 3101 East Causeway Approach, Mandeville, LA 70448, and that the following certification is applicable to the property described as follows which is proposed for annexation into the

City of Mandeville:

PROPERTY DESCRIPTION

2018 Tax Roll Assessment: Assessment Number: 112-142-1574

285 AC M/L Sec 36 7 10 & 1 8 10 CB 123 330 INST NO 1556930
INST NO 1605833

***NOTE* THIS IS A TAX FREE ASSESSMENT FOR 2018**

- I. The total assessed value of all property within the above described area is \$ 0.
- 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 \$ 0.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2018 ASSESSED VALUATION : \$ 0

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 3rd day of December, 2018.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor