

CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS

ORDINANCE NO. 2026-022

TO DECLARE THAT CERTAIN REAL PROPERTY OWNED BY
THE CITY IS NO LONGER NEEDED FOR PUBLIC
PURPOSES, APPROVE THE SALE THEREOF, AND PROVIDE
FOR RELATED MATTERS

WHEREAS, Lavo Lane, an approximately 392.50 foot long, 60 foot wide roadway right-of-way on the east side of Highlandia Road that dead ends private property which is adjacent to Interstate 10; and

WHEREAS, the “back portion” of Lavo Lane, approximately 188.82 feet in length, is adjacent to and only serves one property; and

WHEREAS, the entire length of the Lavo Lane Roadway, from Highlandia Road to Buyer’s property, is in poor condition and in need of significant repairs; and

WHEREAS, R.S. 33:4712 A. provides that a municipality may sell property that it has determined is no longer needed for public purposes to private persons at a private sale; and

WHEREAS, the owner of the property adjacent to the “back portion” of Lavo Lane (the “proposed buyer”) is interested in purchasing that portion of Lavo Lane; and

WHEREAS, Article VII, §14 of the Louisiana Constitution requires that the City receive fair market value for the portion of Lavo Lane being sold; and

WHEREAS, the City has obtained an appraisal of Lavo Lane, and the proposed buyer is willing to compensate the City for that amount by repairing and maintaining the 203.77 foot long portion of the roadway it is not acquiring; and

WHEREAS, prior to its passage, in accordance with R.S. 33:4712 B., this ordinance was published in *The Advocate* three times in fifteen days, one week apart.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, State of Louisiana, as follows:

Section 1: The following portion of Lavo Lane, that only serves one property and cannot be extended through that property due to Interstate 10, is hereby determined to be no longer needed for public purposes:

A certain tract or parcel of ground being in Highlandia Subdivision in Section 57,
Township 8 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish,

Louisiana and being identified as the Lavo Lane right-of-way contained in the following calls: Beginning on the northern Lavo Lane right-of way line, 203.77-feet Northeast of the intersection of the eastern right-of-way line of Highlandia Drive along the northern right-of-way line of Lavo Lane, then proceed Northeast along the Lavo Lane right-of-way-line a distance of 188.72-feet; then proceed Southeast along the eastern Lavo Lane right-of-way line a distance of approximately 60.0-feet to the perpendicular Lavo Lane right-of-way line, then proceed Southwest a distance of 188.72-feet; then proceed Northeast a distance of 60.0-feet to the point of beginning.

Section 2: The sale of the above described portion of Lavo Lane is hereby approved at the price and pursuant to the terms set forth in the Real Estate Agreement to Sell Real Estate attached hereto as Exhibit A.

Section 3: Conflicts. The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent that there may be any conflict. Except for the foregoing, the use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of St. George, including any amendment thereto.

Section 3: Severability. If any provision of this Ordinance is declared invalid by a court of competent jurisdiction, the other provisions shall remain in full force and effect.

Section 4: Effective Date. This ordinance shall be effective upon publication, but not sooner than ten days after its passage.

This ordinance having been submitted to a vote; the vote thereon was:

For: Cook, Dellucci, Edmonds, Himmel, Monachello, Murrell, Talbot
Adopted this 14th day of July, 2026

Signed this 17th day of July, 2026

Delivered to the Mayor on the 17th day of July, 2026

Lorraine Beaman, City Clerk

Approved:

Dustin Yates, Mayor

Received from the Mayor on the 17th day of July, 2026

Lorraine Beaman, City Clerk

Adopted Ordinance published in *The Advocate* on the _____ day of _____, 2026

**CITY OF ST. GEORGE
AGREEMENT TO SELL REAL ESTATE**

This agreement to sell real estate ("Agreement") is entered into this ____ day of _____, 2026, between the City of St. George, a Louisiana municipality with its principal place of business at 11207 Proverbs Ave., St. George, LA 70816 ("City") and Parish Construction & Roofing LLC d/b/a Parish Construction, a Louisiana limited liability company with its principal place of business at 17830 Lavo Lane, St. George, LA 70810 ("Buyer").

WHEREAS, the City is the owner of certain property, Lavo Lane, an approximately 392.50 foot long, 60 foot wide roadway right-of-way on the east side of Highlandia Road that dead ends at Buyer's property which is adjacent to Interstate 10; and

WHEREAS, the "back portion" of Lavo Lane, approximately 188.82 feet, is adjacent to and only serves Buyer's property; and

WHEREAS, the entire length of the Lavo Lane Roadway, from Highlandia Road to Buyer's property, is in poor condition; and

WHEREAS, Buyer wishes to acquire that portion of Lavo Lane adjacent to its property and, as compensation for that portion of Lavo Lane, is willing to repair, improve, and, for a period of time, maintain the 203.77 feet portion of Lavo Lane that is not adjacent to Buyer's property and that it will remain a public street; and

WHEREAS, Louisiana Revised Statutes 33:4712 permits municipalities to sell real property determined not needed for public purposes at a private sale; and

WHEREAS, the St. George Council enacted Ordinance No. 2026-022 in which determined that the portion of Lavo Lane to be sold is not needed for public purposes, and further, approved this Agreement.

THEREFORE, City and Buyer agree as follows:

1. On the Closing Date, City shall, by Quitclaim Deed, transfer the following legally described property to Buyer, "as is, where is," without any warranty of title:

A certain tract or parcel of ground being in Highlandia Subdivision in Section 57, Township 8 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana and being identified as the Lavo Lane right-of-way contained in the following calls: Beginning on the northern Lavo Lane right-of way line, 203.77-feet Northeast of the intersection of the eastern right-of-way line of Highlandia Drive along the northern right-of-way line of Lavo Lane, then proceed Northeast along the Lavo Lane right-of-way-line a distance of 188.72-feet; then proceed Southeast along the eastern Lavo Lane right-of-way line a distance of approximately 60.0-feet to the perpendicular Lavo Lane right-of-way line, then proceed Southwest a distance of 188.72-feet; then proceed Northeast a distance of 60.0-feet to the point of beginning.

2. Compensation. After obtaining all required City permits and prior to the Closing Date, Buyer shall, at its sole cost and expense, perform the following repairs and improvements to the approximately 203.77 linear feet of Lavo Lane roadway (approximately 25 feet in width) from Highlandia Road to the portion of Lavo Lane it is acquiring:

1. Mill and resurface the roadway with a minimum asphalt thickness to be 3", placed in two 1.5" lifts.
2. Proof rolls required after milling, and after patching and provision of testing lab at their expense to ensure work is performed in accordance with best practices and specifications.
3. Roadway shall be striped using Thermoplast.
4. Repair/re-pour any damaged aprons at their expense during duration of work.
5. Access to be provided to all nearby businesses during duration of work.
6. Traffic control at Buyer's expense during duration of work.

All such work shall be performed in accordance with either East Baton Rouge City-Parish 1997 Standard Specifications for Public Works Construction, or 2026 Louisiana Standard Specification for Roads and Bridges.

The City's inspection firm shall be on site for all work.

In addition, Buyer shall continue maintain the Lavo Lane roadway from Highlandia to its property as reasonably directed by the City of St. George until Buyer's total expenditures on said roadway repairs, improvements and maintenance has reached \$144,321.00, the value of the portion of Lavo Lane to be transferred to Buyer. Upon request, Buyer shall provide the City with proof of its expenditures.

3. Inspection. Buyer has had the opportunity to inspect the property it is acquiring and the public roadway to be repaired and maintained and accepts the same with no warranties as to title or for fitness for any particular purpose and with waiver of redhibition.

4. Closing Date: The closing shall take place not less than ten (10) days after the passage of Ordinance No. 2026-022 and only after the pre-closing repairs and improvements to Lavo Lane required by paragraph 2 above are completed.

This Agreement entered into in East Baton Rouge Parish, Louisiana on the date first written above.

City of St. George

**Parish Construction & Roofing LLC
d/b/a Parish Construction**

Dustin Yates, Mayor

By: _____

Printed Name / Title