

## NOTICE OF INTRODUCTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the following entitled ordinance was introduced in writing in the form required for adoption at a meeting of the Parish Council of the Parish of Livingston, State of Louisiana, on December 20, 2018, and laid over for publication of notice:

### **L.P. ORDINANCE NO. 18-30**

AN ORDINANCE DISSOLVING JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT WITHIN THE PARISH OF LIVINGSTON, STATE OF LOUISIANA, IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 27—B, TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED, LA. R.S. 33:9039.11 TO 33:9039.37, INCLUSIVE.

NOTICE IS HEREBY FURTHER GIVEN that the Parish Council of said Parish will meet on Thursday, January 10, 2019, at six (6:00) o'clock p.m., at the Governmental Building, in the Livingston Parish Council Chambers, 20355 Government Boulevard, Livingston, Louisiana, 70754 at which time there will be a public hearing on the adoption of the aforesaid ordinance.

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Sandy Teal, Council Clerk

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Jeff Ard, Council Chairman

(As per rules of the Council, copies of the proposed ordinance shall be made available for public inspection in the Office of the Livingston Parish Council.)

The following ordinance, which was previously introduced in written form required for adoption at a regular meeting of the Parish Council on December 20, 2018, a summary thereof having been published in the official journal together with a notice of public hearing which was held in accordance with said public notice was brought up for final passage January 10, 2019, on Motion of Jeff Averett and seconded by R.c. "Bubba" Harris:

**L.P. ORDINANCE NO. 18-30**

AN ORDINANCE DISSOLVING JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT WITHIN THE PARISH OF LIVINGSTON, STATE OF LOUISIANA, IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 27—B, TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AS AMENDED, LA. R.S. 33:9039.11 TO 33:9039.37, INCLUSIVE.

**WHEREAS**, in accordance with the provisions of Chapter 27—B of Title 33 of the Louisiana Revised Statutes of 1950, as amended, specifically La. R.S. 33:9039.11 through 9039.37, inclusive (the "Act"), the Parish of Livingston, State of Louisiana (the "Parish") is authorized and empowered to establish and create community development districts within the unincorporated boundaries of the Parish; and

**WHEREAS**, pursuant to the requirements of Section 9039.14 of the Act, on August 10, 2006, this Parish Council (the "Parish Council") adopted L.P. Ordinance No. 06-22 creating the Juban Parc Community Development District, recorded August 17, 2006 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at COB 943, Page 441, File No. 614544. (the "District"); and

**WHEREAS**, in connection with the creation of the District and pursuant to the provisions of the Act, a Notice of Establishment of Juban Parc Community Development District, Parish of Livingston, State of Louisiana, dated August 10, 2006 was recorded on August 16, 2006 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at COB 1327, Page 625, File No. 614497; and

**WHEREAS**, the District owns certain immovable property more fully described on Exhibit A attached hereto (the "District Property"), which was resubdivided pursuant to the resubdivision maps shown on Exhibit B attached hereto (the "Resubdivision Maps"); and

**WHEREAS**, the Board of Directors of the District has authorized the dissolution of the District, sale of the District Property, and the filing of a Plan of Termination with the Recorder and Clerk of Court for the Parish of Livingston, as required by the Act; and

**WHEREAS, FURTHERMORE**, La. R.S. 33:9039.34 (B) (3) indicates: "In the event the district has become inactive, the parish or municipality which created the district shall be informed and it shall take appropriate action"; and

**NOW, THEREFORE, BE IT ORDAINED** by the Parish Council of the Parish of Livingston, State of Louisiana, acting as the governing authority of said Parish, as follows:

1. Termination of the District. Upon recordation of the attached Plan of Termination with the Recorder and Clerk of Court for the Parish of Livingston, the Livingston Parish Council hereby approves the termination of the District.
2. Authorized Officers. The Parish President, the President of the Parish Council and the Clerk of the Parish Council are authorized and directed to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

3. Effective Date. This Ordinance shall be effective immediately upon its adoption.

4. Recordation. A copy of this Ordinance shall be filed in the public records.

All ordinances or parts of ordinances in conflict herewith are hereby repealed. If any provision of this ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this ordinance are hereby declared to be severable.

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: MR. GIRLINGHOUSE, MR. ARD, MR. KEEN, MR. WASCOM, MR. TALBERT,  
MR. MACK, MR. AVERETT, MR. LOBELL, MR. HARRIS

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

And the ordinance was declared adopted on the 10th day of January 2019.

\_\_\_\_\_  
Jeff Ard, Council Chairman

ATTEST:

\_\_\_\_\_  
Sandy Teal, Council Clerk  
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INTRODUCED \_\_\_\_\_ ADOPTED \_\_\_\_\_

DELIVERED TO PRESIDENT \_\_\_\_\_, \_\_\_\_\_ o'clock \_\_\_\_ . M.

APPROVED BY PRESIDENT \_\_\_\_\_

Layton Ricks Date

VETOED BY PRESIDENT \_\_\_\_\_

Layton Ricks Date

RECEIVED FROM PRESIDENT \_\_\_\_\_, \_\_\_\_\_ o'clock \_\_\_\_ . M.

## EXHIBIT A

The District owns certain immovable property which constitutes a portion of the parcels described below:

### ITEM I:

#### **Parcel A:**

The South 35.09 acres of the Northwest Quarter of the Northwest Quarter (NW ¼ of NW ¼), all in Section 23, Township 7 South, Range 3 East, Livingston Parish, Louisiana.

Being a portion of the same property acquired by Renaissance Forest Park, L.L.C. from Falcon Creek, L.L.C. pursuant to Cash Sale dated February 28, 2006 and recorded March 1, 2006 at COB 923, Page 221, Entry No. 599947, official records of Livingston Parish, Louisiana, and containing the 9.938 acres described in that Cash Sale by and between Falcon Creek, L.L.C. and Renaissance Forest Park, L.L.C., dated February 28, 2006 and recorded March 1, 2006 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at COB 923, Page 229, File No. 599949.

#### **Parcel B:**

The North 15.80 acres of land in the Northeast Quarter of the Northwest Quarter (NE ¼ of NW ¼), all in Section 23, Township 7 South, Range 3 East, Livingston Parish, Louisiana.

#### **Parcel C:**

The East 35 acres of the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼), all in Section 14, Township 7 South, Range 3 East, Livingston Parish, Louisiana.

ITEM I, Parcels B and C, being the remaining portion of the property acquired by Renaissance Forest Park, L.L.C. from Falcon Creek, L.L.C. pursuant to Cash Sale dated February 28, 2006 and recorded March 1, 2006 at COB 923, Page 221, Entry No. 599947, official records of Livingston Parish, Louisiana.

### ITEM II:

A certain tract or parcel of ground, located in the Parish of Livingston, State of Louisiana, containing One Hundred Six (106) acres, more or less, located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of Section 22, Township 7 South, Range 3 East, being all of the property acquired by Quitclaim Deed recorded December 22, 2005 at COB 916, Page 506, Entry No. 595134, official records of the Parish of Livingston, State of Louisiana.

Being the same property acquired by Renaissance Forest Park, L.L.C. from Falcon Creek, L.L.C. pursuant to Cash Sale dated February 28, 2006 and recorded March 1, 2006 at COB 923, Page 225, Entry No. 599948, official records of Livingston Parish, Louisiana, as corrected by that Act of Correction dated May 22, 2006 and recorded December 1, 2006 at COB 954, Page 826, File No. 623629, official records of Livingston Parish, Louisiana, and as ratified by that Act of Joinder and Ratification dated and recorded March 23, 2010 at COB 1064, Page 411, File No. 714701.

### **ITEM III:**

A certain tract or parcel of ground located in and being the entire Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼) of Section 22, Township 7 South, Range 3 East, Greensburg Land District, Livingston Parish, Louisiana, together with Lot Thirteen (13) Deville Estates, said Parish and State, in accordance with official subdivision plat filed as Entry 213087 in the records of the Clerk and Recorder for the Parish of Livingston, State of Louisiana; containing a total of forty-one and 541/1000 (41.541) acres.

Being a portion of the same property acquired by Renaissance Forest Park, L.L.C. from Falcon Creek, L.L.C. pursuant to Cash Sale dated February 28, 2006 and recorded March 1, 2006 at COB 923, Page 229, Entry No. 599949, official records of Livingston Parish, Louisiana.

### **LESS AND EXCEPT the following from ITEMS I through III:**

- a. That certain tract or parcel of ground being situated in Livingston Parish, Louisiana, containing 19.1470 acre, more or less, conveyed in that certain Act of Donation of Immovable Property by and between Renaissance Forest Park, L.L.C. and Livingston Parish School Board, dated April 23, 2008 and recorded May 20, 2008 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at COB 1009, Page 299, File No. 669752.
- b. Lots 5 through 132 (inclusive) of Juban Parc Subdivision, Second Filing, being shown on the plat entitled "Map Showing The Final Plat of Juban Parc Second Filing Being the Resubdivision of Tract CDD-1 and Parcel "X" and "Y" Located in Section 22, T-7-S, R-3-E, Greensburg Land District, Livingston Parish, Louisiana for Renaissance Forest Park, LLC", prepared by CSRS, Inc., dated March 27, 2007, last revised January 24, 2011 and recorded April 19, 2011 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 63, Page 143, File No. 742095 (the "2<sup>nd</sup> Filing Map").
- c. Lots 133-168, inclusive, of Juban Parc Subdivision, Third Filing, being shown on the plat entitled "Final Plat of Juban Parc Subdivision Third Filing A Residential Development Located In Section 22, T7S, R3E, G.L.D.; Livingston Parish, Louisiana for Renaissance Development Group, LLC", prepared by Alvin Fairburn & Associations, LLC, dated March 16, 2010 and recorded March 23, 2010 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 62, Page 125, Entry No. 714596 (the "3<sup>rd</sup> Filing Map").
- d. Street, rights-of-way and servitudes dedicated to the Public on the 2<sup>nd</sup> Filing Map, the 3<sup>rd</sup> Filing Map, that certain survey entitled, "Map Showing the Final Plat of Juban Parc First Filing being the Resubdivision of Tract CDD-1 and Parcel X located in Section 22, T-7-S R-3-E, Greensburg Land District, Livingston Parish, Louisiana for Renaissance Forest Park, LLC," prepared by CSRS, Inc., dated December 20, 2006, last revised August 13, 2007 and recorded September 6, 2007 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 58, Page 326, Entry No. 649657 (the "1<sup>st</sup> Filing Map"), and that certain survey entitled, "Map Showing the Subdivision of the Remaining Portions of Parcels CDD-1, X, Y & Z, Juban Parc Subdivision located in Sections 14, 22 & 23, T-7-S R-3-E, Greensburg Land District, Livingston Parish, Louisiana into Parcels CDD-1-E, CDD-1-F, X-1, X-2, Y-1, Y-2, Z-1 & Tract A for Renaissance Forest Park, LLC," prepared by CSRS, Inc., dated February 25, 2008 and recorded March 13, 2008 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 59,

Page 342, Entry No. 664226 (together with the 2<sup>nd</sup> Filing Map, the 3<sup>rd</sup> Filing Map and the 1<sup>st</sup> Filing Map, the “Final Plats”).

## **EXHIBIT B**

### **The Resubdivision Maps**

- a. “Map Showing the Final Plat of Juban Parc First Filing being the Resubdivision of Tract CDD-1 and Parcel X located in Section 22, T-7-S R-3-E, Greensburg Land District, Livingston Parish, Louisiana for Renaissance Forest Park, LLC,” prepared by CSRS, Inc., dated December 20, 2006, last revised August 13, 2007 and recorded September 6, 2007 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 58, Page 326, Entry No. 649657
- b. “Map Showing The Final Plat of Juban Parc Second Filing Being the Resubdivision of Tract CDD-1 and Parcel “X” and “Y” Located in Section 22, T-7-S, R-3-E, Greensburg Land District, Livingston Parish, Louisiana for Renaissance Forest Park, LLC”, prepared by CSRS, Inc., dated March 27, 2007, last revised January 24, 2011 and recorded April 19, 2011 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 63, Page 143, File No. 742095
- c. “Final Plat of Juban Parc Subdivision Third Filing A Residential Development Located In Section 22, T7S, R3E, G.L.D.; Livingston Parish, Louisiana for Renaissance Development Group, LLC”, prepared by Alvin Fairburn & Associations, LLC, dated March 16, 2010 and recorded March 23, 2010 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 62, Page 125, Entry No. 714596
- d. “Map Showing the Subdivision of the Remaining Portions of Parcels CDD-1, X, Y & Z, Juban Parc Subdivision located in Sections 14, 22 & 23, T-7-S R-3-E, Greensburg Lad District, Livingston Parish, Louisiana into Parcels CDD-1-E, CDD-1-F, X-1, X-2, Y-1, Y-2, Z-1 & Tract A for Renaissance Forest Park, LLC,” prepared by CSRS, Inc., dated February 25, 2008 and recorded March 13, 2008 with the Clerk of Court and Recorder of Mortgages for Livingston Parish, Louisiana at Map-Plat Book 59, Page 342, Entry No. 664226

**PLAN OF TERMINATION FOR JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT**

This PLAN OF TERMINATION FOR JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT, PARISH OF LIVINGSTON, STATE OF LOUISIANA, effective as of \_\_\_\_\_, 201\_\_ (this "Plan of Termination"), is executed on behalf of the Juban Parc Community Development District (the "District") by Anthony Bull, its Chairman.

**WITNESSETH:**

**WHEREAS**, the Parish of Livingston (the "Parish") established and created the Juban Parc Community Development District, Parish of Livingston, State of Louisiana (the "District"), pursuant to the provisions of (i) Ordinance Establishing Juban Parc Community Development District, duly adopted by the Parish Council of the Parish of Livingston, State of Louisiana on August 10, 2006 (the "Ordinance"), and (ii) Chapter 27B of Title 33 of the Louisiana Revised Statutes of 1950, as amended, comprised of La. R.S. 33:9039.11 through 9039.37, inclusive (the "Act");

**WHEREAS**, in connection with the creation of the District and pursuant to the provisions of the Act, a Notice of Establishment of Juban Parc Community Development District, Parish of Livingston, State of Louisiana, dated August 10, 2006 (the "Notice of Establishment") was filed with the Clerk of Court of the Parish of Livingston, State of Louisiana on August 16, 2006 as File No. 614497, at Book 1327, Page 625; and

**WHEREAS**, the Board has authorized the dissolution of the District and the filing of this plan of termination with the Clerk of Court for the Parish of Livingston (the "Clerk of Court"), as required by the Act.

**ARTICLE 1  
PLAN OF TERMINATION**

**Section 1.1 Definitions.** Unless the context shall otherwise require, all terms which are defined in the Notice of Establishment shall have the same meaning in this Plan of Termination as such terms are given in said Notice of Establishment.

**Section 1.2 Dissolution of District.** Pursuant to La. R.S. 33:9039.34(B)(1), effective on the date of the filing of this Plan of Termination with the Clerk of Court, the District shall be dissolved and shall cease to exist, and all assessment rights shall be null and void. The District hereby cancels and releases all liens securing any prior assessments levied in connection with the District. Notwithstanding anything else herein, this Plan of Termination shall not be filed with the Clerk of Court, and the District shall not be dissolved and shall not cease to exist, until on or after the effective date provided above.

**Section 1.4 Filing with the Secretary of State.** This Plan of Termination shall be filed with the Secretary of State in accordance with the Act.

**Section 1.5 Recordation of Plan of Termination.** This Plan of Termination shall also be recorded with the Clerk of Court of the Parish of Livingston, State of Louisiana, and the parties hereto specifically authorize and request the Clerk of Court in and for the Parish of Livingston, State of Louisiana, to make mention of this Plan of Termination in the margin of the records of the Notice of Establishment of Juban Parc Community Development District, Parish of Livingston, State of Louisiana, dated August 10, 2006 that was filed with the Clerk of Court of the Parish of Livingston, State of Louisiana on August 16, 2006 as File No. 614497, at Book 1327, Page 625.

**IN WITNESS WHEREOF**, the District has caused this Plan of Termination to be executed in its name and behalf as of the date referenced above.

**JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT, PARISH OF LIVINGSTON, STATE OF LOUISIANA**

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_