

## Exhibit M. The Lakes at Madison Park Site Natural Gas Infrastructure Upgrade Letter & Map

June 11, 2015

Ms. Judy Darby  
Darby Holdings, LLC  
810 Main Street  
Madisonville, LA 70447

Re. The Lakes at Madison Park Site Potable Water System Cost Estimate  
CSRS Job No. 215029

Dear Ms. Darby:

According to local utility officials, the Lakes at Madison Park site located near Vista Street in St. Tammany Parish, Louisiana does not have an existing natural gas line on site. A natural gas distribution line operated by the Town of Madisonville exists west of the site and is available for natural gas access.

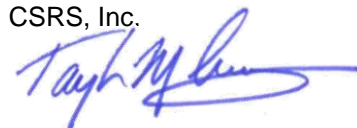
In order to provide a natural gas supply, the site would require the construction of a 150 linear foot (L.F.) service connection to tie in to the Town of Madisonville gas line. The construction cost of a proposed 2" natural gas line capable of providing service to the site is estimated to be \$12,000. Permission would have to be granted from the Town of Madisonville to tie in to their distribution line. A servitude is available from the adjacent subdivision for gas access. The proposed line does not cross any parcels prior to reaching the Lakes at Madison Park site.

Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 180 days or less based on preliminary engineering judgment.

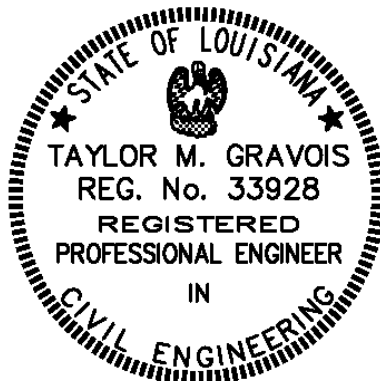
Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.



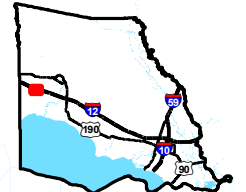
Taylor M. Gravois, PE, PLS



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Natural Gas Infrastructure  
The Lakes at Madison Park Site  
St. Tammany Parish, LA

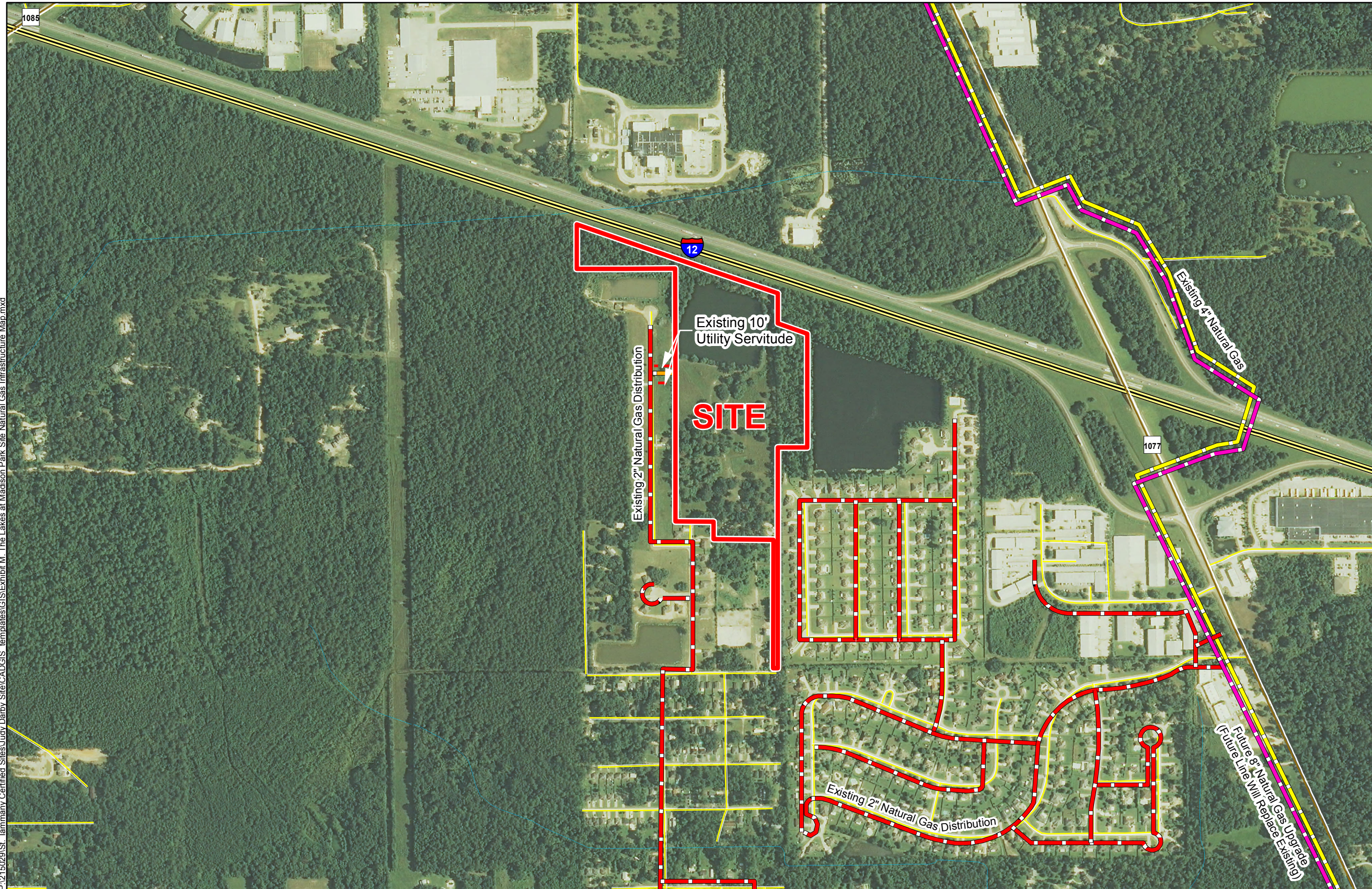
Darby Holdings, LLC



St. Tammany Parish

**LEGEND**

- Site Boundary (33.548 Acres +/-)
  - Existing 10' Utility Servitude (Not to Scale)
  - Existing 4" Natural Gas Distribution
  - Existing 2" Natural Gas Distribution
  - Future 8" Natural Gas Upgrade
  - Proposed Natural Gas Distribution
- Existing Roadway**
- Interstate
  - Rural State Highway
  - Local Roads
  - Stream



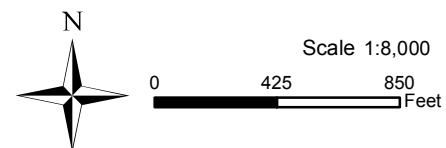
P:\215029\St. Tammany Certified Sites\Judy Darby Site\CAD\GIS templates\GIS\Exhibit M. The Lakes at Madison Park Site Natural Gas Infrastructure Map.mxd



Date: 9/28/2015  
Project Number: 215029  
Drawn By: AMB  
Checked By: JAY

**General Notes:**

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at [ftp://ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).
3. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.
4. 10' Utility Servitude from "Palm Courts As-Built Paving & Drainage Plan" by Kelly J. McHugh & Assoc., Inc. dated 9/10/07.
5. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
6. Proposed natural gas upgrade shown is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit to meet LED minimum requirements, and is subject to revision.



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The Lakes At Madison Park Site

Natural Gas Rough Order of Magnitude Cost Estimate

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	Connection to Existing 2" PE Gas Main	Each	1	\$4,500.00	\$4,500.00
2	2" PE Gas Main	L.F.	150	\$22.00	\$3,300.00
3	2" Plug Valves w/Boxes	Each	2	\$750.00	\$1,500.00
<b>Subtotal <sub>1</sub> :</b>					<b>\$9,300.00</b>
<b>15% Contingency :</b>					<b>x 1.15</b>
<b>Rough Order of Magnitude (ROM)<sub>2</sub> :</b>					<b>\$12,000.00</b>

**Footnotes:**

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.  
Actual costs can vary based on availability of material, site conditions, labor, final engineering design, and regulatory approvals.

# Exhibit M. The Lakes at Madison Park Site Natural Gas Infrastructure Upgrade Letter & Map

## **Town of Madisonville New 8" High Pressure Gas Pipeline – LA Hwy. 1077 \***

### **General Background**

The Town of Madisonville serves 3,586 natural gas customers via a network of distribution lines which vary in size. The Town's main natural gas purchase point for distribution is from a high pressure transmission line located just north of U.S. Hwy. 190 in Goodbee, Louisiana.

Through the current pipeline network, natural gas is conveyed via a 4" diameter pipeline from its purchase point north of U.S. 190 to the southern reaches of the system approximately six miles along LA Hwy. 1077. The system demand has been growing at an accelerated pace due to the large amount of construction in the service area.

Computer modeling of the distribution system revealed that a larger pipeline would be needed to convey the required volume while maintaining the pressures at an adequate level along the LA Hwy. 1077 corridor.

The project is divided into three phases:

Phase 1: Relocation of the existing line at a newly configured intersection of LA Hwy. 1077 and LA Hwy. 1085.

Phase 2: Upsizing the pipeline from 4" to 8" in diameter along LA Hwy. 1077 from LA Hwy. 1085 to the purchase point north of U.S. Hwy. 190

Phase 3: Upsizing the existing pipeline from 4" to 8" in diameter from LA Hwy. 1085 south approximately 13,000 feet.

\* Information provided by Bianca G. Hillhouse, P.E., Senior Project Manager, Professional Engineering Consultants Corporation, 7600 Innovation Park Drive, Baton Rouge, LA 70820. Phone: 225/ 769-2810

*Peter L. Gitz*  
Mayor  
Office: 845-3636

# Town of Madisonville

*Joyce Core*  
Town Clerk and Tax Collector

*St. Tammany Parish, Louisiana*

*P. O. Box 160  
Madisonville, Louisiana 70447  
(985) 845-7311 (Clerk)  
(985) 845-7931 (Fax)  
jcore@townofmadisonville.org*

*Mark Badeaux*

*James Bouey*

*Timothy Bounds*

*Council Members*

*Jean Pelloat*

*Lawrence P. Ostendorf*

Town of Madisonville  
Regular Meeting  
June 10, 2015  
7:30 p.m.

## Exhibit M. The Lakes at Madison Park Site Natural Gas Infrastructure Upgrade Letter & Map

NOTICE POSTED: June 5, 2015  
1:00 p.m.

Public Hearing: The Mayor and Town Council will hold a public hearing on Wednesday June 10, 2015 at 7:30 p.m. at the Madisonville Town Hall located at 403 St. Francis St. to consider the following:

1) Proposed Budget for Fiscal Year July 1, 2015 - June 30, 2016

1. Roll call
2. Approval of Minutes of the May 2015 Regular Meeting
3. Approval of the April 2015 Financial Statements
4. Comment: members of the audience will have two (2) minutes to make a statement at the outset of the meeting. When the meeting begins members of the audience may have one (1) minute to make a statement about a matter coming up for vote on the Agenda.

### Old Business:

5. Rene Kurzius re: subdivision of property at 308 Morgan St.

### New Business:

6. PEC report on projects; Advertisement June 18 2015 for Gas Line Relocation at LA 1077 Phase II; bid opening July 16 2015 Gas Line Relocation - LA 1077 & LA 1085; presentation of certified bid summary on Hwy 1077/1085 project with recommendation on award and ratification August 12, 2015.
7. Alan Offner - re: Resolution making application to State Bond Commission for consent and authority to issue Gas Utility Revenue Bonds; introduction of ordinance for a reduction of the interest rate on the outstanding callable maturities of the Gas Utility Revenue Bonds Series 2006A and Series 2006C; introduction of ordinance for a reduction of the interest rate on the outstanding callable maturities of the Gas Utility Revenue Bonds, Series 2006B.
8. Adopt Budget Fiscal Year July 1, 2015-June 30, 2016
9. Adopt tax millage for 2015 tax roll
10. Resolution 06-01-15 adopting millage rate for 2015 tax roll
11. Naming of the Official Journal for Fiscal Year ending June 30, 2016
12. Steve Stark and school principals Suzanna Welch and Dwayne Kern re: Dare Officer
13. Fire Department re: public safety on St. Tammany and Water Streets
14. Request to hold 2016 Dragon Boat Race May 14, 2016 with use of Town Hall on Friday May 13 & 14, 2016 for storage; request to hold Krewe of Tchefonctue Boat Parade on January 13, 2016 with a rain date of February 7, 2016.
15. Mayor's report to Council
16. Pay all approved invoices
17. Adjourn