

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday April 12, 2022, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Pro Tempore LeBlanc called the meeting to order at 6:30 p.m., on Tuesday, April 12, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Montgomery  
Pledge of Allegiance by Councilman Nezianya

**C. OPENING PROCEDURES**

1. ROLL CALL

COUNCIL MEMBERS  
Francis Nezianya – District 1  
John LeBlanc– District 2  
Laura O’Brien – District 3  
Bruce Thornton – District 4  
Lael Montgomery – District 5

ABSENT  
David Amrhein

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Mayor Amrhein read a statement into the record regarding the Open Meetings Law, and citizens’ right to participate in public meetings. The statement set forth general rules of conduct of the public meeting and outlined the process through which a citizen can have items placed on the Council agenda. A copy of the rules is available at City Hall, Mayor’s Office or by calling the Clerk of the City Council. The rules will also be available at every Council meeting.

3. CHANGES/ADDITIONS TO AGENDA

The motion was made by Councilman Nezianya  
The motion was seconded by Councilwoman O’Brien

To approve to amend the agenda to move items N1 up on the agenda and to add a presentation to the agenda.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery  
NAYS: None  
ABSENT: None  
ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of Minutes of the March 22, 2022, regular meeting, and March 23, 2022 workshop, and April 06, 2022 workshop and approve them as written.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve Minutes of the March 22, 2022, regular meeting, and March 23, 2022 workshop, and April 06, 2022 workshop and approve them with corrections as noted on the March 22, 2022 regular meeting.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

## **E. HONORS, RECOGNITIONS, AND INTRODUCTIONS**

1. Mya Parker, Zachary High Freshman, certificate of recognition

Mya Parker, Zachary High Freshman, and entrepreneur who turned her digital Art Hobby into NFT's was presented a certificate of recognition.

2. Zachary High School Boys Basketball Team, 2022 LHSAA Class 5A State Title

Zachary High School Boys Basketball Team winning the 2022 LHSAA Class5A State Title was presented with a certificate of recognition.

3. Lt. Shawn Pratt, Graduating from the FBI National Academy

Lt. Shawn Pratt, Zachary Police Department, graduating from the FBI National Academy was presented with a certificate of recognition.

## **F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS**

### **1. Street/Road Projects**

- a. Pay Estimate #2 – 2021 Road Rehab – Phase 2

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Pay Estimate #2 – 2021 Road Rehab – Phase 2 in the amount of \$893,159.62.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

## **ALTER AGENDA**

Sgt. Jordan Logan, Zachary Police Department, Recipient of the VFW Policeman of the Year.

**RETURN TO REGULAR ORDER**

- 2. **Sewer**
- 3. **Subdivision Inspections**
- 4. **Water and Gas Projects**
- 5. **Other Projects**

- a. Discussion and request for Mayor to allow authority to approve and to ultimately pay requested application (Remainder of #18) for Capitol Construction for the remaining partial retainage (\$48,313.29), representing Fifty (50%) percent of the unpaid balance.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Neziانيا

To approve a pay requested application (Remainder of #18) for Capitol Construction for the remaining partial retainage (\$48,313.29), representing Fifty (50%) percent of the unpaid balance.

YEAS: Neziانيا, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**ALTER AGENDA**

**N. NEW BUSINESS**

- 1. Presentation to the City Council by Judge Lonny A. Myles (Zachary City Court) concerning the current status and the future of the Zachary City Court.

Judge Myles was present to speak to council members reflecting on his career at Zachary City Court. Judge Myles spoke on the programs that have been implemented during his time as judge in Zachary. Judge Myles spoke regarding the growth of the court along with the population of Zachary. Judge Myles asked council members to not forget about the court when revisiting the development of downtown.

- 5. Discussion of construction and for approval of public restroom facilities for Hug Your People Park, for other beautification matters related, and for implementation of the same.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To table approval of public restroom facilities for Hug Your People Park, for other beautification matters related, and for implementation of the same.

YEAS: Neziانيا, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None  
ABSTAINED: None

**RETURN TO REGULAR ORDER**

**G. PRESENTATION OF DELEGATIONS**

**1. Requests to Speak**

Nick and Mandy Lanata, 2767 Peach Tree Lane, Zachary, were present to spoke regarding the downtown revitalization. Nita Edwards, 4133 Noble Street, Zachary was present to speak in favor of the Hug your People Park restrooms. Estelle Juno, 2034 Pointe South Drive, Zachary, was present to also speak in favor of the Hug your People Park restrooms.

**2. Hardship Waivers**

**3. Other Variances**

- a. Michael May – 5100 Lower Zachary Road – request for waiver to add a temporary electrical pole while construction on site.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman O'Brien

To deny Michael May – 5100 Lower Zachary Road – request for waiver to add a temporary electrical pole while construction on site.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

- b. Christopher Slaughter – 4050 Honeysuckle Drive – additional electrical and plumbing to a 16x32 accessory building.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilman Montgomery

To approve Christopher Slaughter – 4050 Honeysuckle Drive – additional electrical and plumbing to a 16x32 accessory building.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**4. Exceptions to Regulations**

**H. ACTION MANDATED BY HOME RULE CHARTER**

**I. PLANNING & ZONING MATTERS**

1. **Receive Minutes of the Regular meeting of \_\_\_\_\_ of the Planning Commission and the Minutes of the Regular meeting of \_\_\_\_\_ of the Zoning Commission.**
2. **Planning Matters REQUIRING a Public Hearing**
3. **Planning Matters NOT requiring a Public Meeting**
4. **Zoning Matters REQUIRING a Public Hearing**

- a. 19680 Highway 964 Development Plan (Villavaso and Associates, LLC)  
(Tabled at the January 25, meeting. The public hearing was left open with a time of 6:49 p.m. No other action was required.)

Councilman LeBlanc opened the PUBLIC HEARING at 7:37 p.m. Richard Carroll was present to speak in favor of the development plan. There being no one else to speak in favor or against the Development Plan Councilman LeBlanc closed the PUBLIC HEARING at 7:38 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve 19680 Highway 964 Development Plan.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**5. Zoning Matters NOT Requiring Public Hearing**

**6. Other Matters**

- a. ZOI – C. L. Annison Tract

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve a recommendation of no objection for ZOI – C. L. Annison Tract.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

- b. ZOI – E. M. Treakle Subdivision

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve a recommendation of no objection for ZOI – E. M. Treakle Subdivision.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**J. RECEIVE RECORD OF PAYMENT OF ACCOUNTS PAYABLE**

1. Receive accounts payable for March 2022 and the natural gas bill when it is received.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To Receive accounts payable for March 2022 and the natural gas bill when it is received.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**K. BUDGET AND FINANCIAL MATTERS**

**L. OLD BUSINESS PENDING FOR FINAL ACTION**

**M. OLD BUSINESS PENDING**

1. Update on property located at 6951 Woodland regarding a violation of the Zachary Code of Ordinances related to adherence to Flood Control Regulations by refusing to cease the use of fill materials into a flood zone area and remedy of the same.

Mr. John Hopewell gave a brief update to the council members. Mr. Hopewell explained that a meeting was had and that a mitigation plan was put in place.

2. **Public Hearing and Adoption of Ordinance 2022-05** Ordinance authorizing the City of Zachary to amend required rates & charges for the provision of trash and garbage collection services and for all related matters in furtherance.

Councilman LeBlanc opened the PUBLIC HEARING at 7:45 p.m. There being no one to speak in favor or against the adoption Councilman LeBlanc closed the PUBLIC HEARING at 7:46 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve the **Adoption of Ordinance 2022-05** Ordinance authorizing the City of Zachary to amend required rates & charges for the provision of trash and garbage collection services and for all related matters in furtherance.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**N. NEW BUSINESS**

**ALTER AGENDA**

2. Discussion of delinquent Occupational Licenses

There was a discussion regarding the number of businesses who are delinquent in paying their occupational license. It was discussed that a workshop would take place regarding the issue.

**RETURN TO REGULAR ORDER**

3. **Introduction of Ordinance 2022-06** Ordinance pertaining to the declaration of intent by the City of Zachary to acquire title to certain immovable property for a public purpose and for all matter in furtherance thereof.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve the **Introduction of Ordinance 2022-06** Ordinance pertaining to the declaration of intent by the City of Zachary to acquire title to certain immovable property for a public purpose and for all matter in furtherance thereof.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

4. **Introduction of Ordinance 2022-07** Ordinance To Fix The Annual Property Millage Rate For 2022 And To Establish The Rate Of Taxation And Levy A Tax In The Amount Of 5.48 Mils To Defray Expenses Of Operation Of The City Government For All General Purposes For The Year 2022 On All Taxable Property Within The Corporate Limits Of The City Of Zachary And To Provide The Collection Of The Same And For Other Matters In Connection Therewith.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve the **Introduction of Ordinance 2022-07** Ordinance To Fix The Annual Property Millage Rate For 2022 And To Establish The Rate Of Taxation And Levy A Tax In The Amount Of 5.48 Mils To Defray Expenses Of Operation Of The City Government For All General Purposes For The Year 2022 On All Taxable Property Within The Corporate Limits Of The City Of Zachary And To Provide The Collection Of The Same And For Other Matters In Connection Therewith.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

6. A discussion of Maverick's Barbecue operating hours, and permitted uses

There was a discussion regarding the operating hours of the business. Council members discussed complaints from constituents regarding noise, gambling, and the business operating as a bar. Liberty Roberts, 4227 W. Central Ave, Zachary, was present to speak

against the business. Denise Love, 4494 Westwood Drive, Zachary, was present to speak against the business. Ginger Lumpkins was present to speak in favor of the business. No action was taken on this item.

**O. CONDEMNED BUILDINGS - PUBLIC HEARINGS OR OTHER ACTION REGARDING BUILDINGS BEING CONSIDERED FOR CONDEMNATION**

**1. Review/Reports relative to Proposed/Active Condemnations**

- a. Continuation of hearing on subpoena to owners located at 4420 New Weis Road to provide status of condemnation (Tabled until the September 13, 2022 meeting)

**P. REPORTS FROM DEPARTMENT HEADS**

- 1. Receive the inspection Report for the month of March 2022

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To Receive the inspection Report for the month of March 2022.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**Q. DISCUSSION OF BUSINESS NOT ON AGENDA  
(No Action May Be Taken Unless Declared an Emergency)**

Councilman LeBlanc spoke regarding a workshop to continue the discussion on police salaries and staffing.

**R. ADJOURNMENT**

The meeting was adjourned at 9:18 p.m.



**CERTIFICATION**

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**Dana LeJeune, Clerk of City Council  
CITY OF ZACHARY  
PARISH OF EAST BATON ROUGE  
STATE OF LOUISIANA**

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**John LeBlanc, Mayor Pro Temp**

I, Dana LeJeune, do hereby certify that I am the duly appointed and acting Clerk of the City Council for the City of Zachary, Parish of East Baton Rouge, Louisiana.

I further certify that the above and foregoing is a true and correct copy of the minutes of the regular meeting of the Mayor Pro Temp and Council of the City of Zachary, Louisiana, held on Tuesday, April 12, 2022, a proper quorum being there and then present.

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**Dana LeJeune, Clerk of the City Council**