

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, January 25, 2022, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, January 25, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Nezianya

Pledge of Allegiance by Councilman Montgomery

**C. OPENING PROCEDURES**

**1. ROLL CALL**

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Nezianya – District 1

John LeBlanc– District 2

Laura O’Brien – District 3

vacant – District 4

Lael Montgomery – District 5

**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 add the addendum.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of Minutes of the January 11, 2022, regular meeting and approve them as written.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve the Minutes of the January 11, 2022, regular meeting and approve them as written.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

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

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

1. **Street/Road Projects**

2. **Sewer**

3. **Subdivision Inspections**

4. **Water and Gas Projects**

5. **Other Projects**

- a. Pay Request #3 (Retainage) for the Zachary Youth Park

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a Pay Request #3 (Retainage) for the Zachary Youth Park in the amount of \$34,800.00.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**G. PRESENTATION OF DELEGATIONS**

1. **Requests to Speak**

Mr. Hopewell, City Attorney, reminded everyone of the Special Meeting on January 27, 2022 and asked council members if they wanted the meeting to be live streamed. In which the response was yes.

2. **Hardship Waivers**

- 3. Other Variances
- 4. Exceptions to Regulations

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

**I. PLANNING & ZONING MATTERS**

- 1. **Receive Minutes of the Regular meeting of January 3, 2022, of the Planning Commission and the Minutes of the Regular meeting of January 3, 2022, of the Zoning Commission.**

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

**To Receive Minutes of the Regular meeting of January 3, 2022, of the Planning Commission and the Minutes of the Regular meeting of January 3, 2022, of the Zoning Commission.**

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

- 2. **Planning Matters REQUIRING a Public Hearing**

- a. 4160 McHugh subdivision

Mayor Amrhein opened the PUBLIC HEARING at 6:43 p.m. There being no one to speak in favor or against the subdivision Mayor Amrhein closed the PUBLIC HEARING at 6:45 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve 4160 McHugh subdivision.

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

- b. Americana Subdivision of Lots Tracts R-3-A, B-1-A-4, B-1-A-5-A, B-1-A-5-B, B-2-A-1, B-2-A-2, B-3 & C-1

Mayor Amrhein opened the PUBLIC HEARING at 6:46 p.m. David Peterson, Landsource, Baton Rouge, La was present to speak in favor of the subdivision. There being no one else to speak in favor or against the subdivision Mayor Amrhein closed the PUBLIC HEARING at 6:48 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To approve an Americana Subdivision of Lots Tracts R-3-A, B-1-A-4, B-1-A-5-A, B-1-A-5-B, B-2-A-1, B-2-A-2, B-3 & C-1.

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

**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 December 28, 2021, meeting)

The PUBLIC HEARING was left opened until the February 08, 2022, meeting awaiting an updated plat from the developer. No action was taken on this item.

- b. Conditional Use Permit – 5420 Old Scenic Hwy  
Mayor Amrhein opened the PUBLIC HEARING at 6:50 p.m. Taylor Guilbeau, 7701 Castello Road, Ethel, was present to speak in favor of the conditional use permit. There being no one else to speak in favor or against the conditional use permit Mayor Amrhein closed the PUBLIC HEARING at 6:57 p.m.

The motion was made by Councilman Montgomery  
The motion was seconded by Councilwoman O'Brien

To approve a Conditional Use Permit – 5420 Old Scenic Hwy.

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

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

**6. Other Matters**

**J. APPROVE PAYMENT OF BILLS**

**K. BUDGET AND FINANCIAL MATTERS**

- 1. Receive the Balance Sheet and Income statement as of December 31, 2021

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

To receive the Balance Sheet and Income statement as of December 31, 2021.

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

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

**M. OLD BUSINESS PENDING**

- 1. Issuance of subpoena to owners located at 3708 Little Farms on rule to show cause for violation of the code of ordinances regarding operating a business in a residential area (Tabled at the December 28, 2021, meeting)

Mr. Michael May, 3708 Little Farms, Zachary, was present to speak to the Mayor and council members to explain that he only parks his trucks on his property at night in between jobs. He explained that he was not operating a business from his home. Mr. May explained that he was only moving dirt around on his property to prevent flooding issues and that he would not haul in dirt from other areas. The council released him of his subpoena.

**ALTER AGENDA**

**ADDENDUM**

Hearing on issuance of subpoenas to owner (Dustin Cleveland) & lessee (Jules Chauvin) of property located at 5011 Kennedy St on rule to show cause why violation of the Zachary Code of Ordinances have not been violated as they relate to the operation of a business and also the proper construction and maintenance of dogs' kennels in a residential area.

Mr. Dustin Cleveland, the property owner, was present to speak regarding the issue and said that he has would not renew the lease to Mr. Chauvin. The lease is due to expire at the end of February 2022. Chief David McDavid spoke and explained that he and his department have taken all measures but there are no laws that have been broken. Perry Williams, 4902 St. Louis Street, was present to explain that the noise had gotten a little better, but the dogs still barked.

**RETURN TO REGULAR ORDER**

- 2. Council Discussion and request for authorization to the Mayor to request bids on the Governmental Building. (No action was taken on this item.)
- 3. Council Discussion and request for authorization to the Mayor to request bids on the Law Enforcement building (No action was taken on this item.)
- 4. Discussion and nomination of Planning and Zoning commissioner to fill expired term.

The motion was made by Councilwoman O'Brien  
 The motion was seconded by Councilman LeBlanc

To approve Christina Price as the new Planning and Zoning commissioner.

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

**N. NEW BUSINESS**

1. Discussion regarding the aspects of annexations and moratoriums  
Mr. Hopewell, City Attorney, spoke to council members and gave a brief explanation of annexations and moratoriums.

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

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

a. Issuance of subpoena to owners located at 4420 New Weis Road to provide status of condemnation (Tabled at the December 28, 2021 meeting)

Mr. Hopewell spoke to council members and said that an owner of the property still had not been located. No action was taken on this item.

**P. REPORTS FROM DEPARTMENT HEADS**

1. Inspection report for the month of December 2021

The motion was made by Councilman Montgomery

The motion was seconded by Councilman LeBlanc

To receive the Inspection report for the month of December 2021.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

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

**R. ADJOURNMENT**

The meeting was adjourned at 7:56 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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**David Amrhein, Mayor**

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 and Council of the City of Zachary, Louisiana, held on Thursday, January 25, 2022, a proper quorum being there and then present.

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