

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday March 08, 2022, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, March 08, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilwoman O'Brien  
Pledge of Allegiance by Councilman Thornton

**C. OPENING PROCEDURES**

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Neziyanya – District 1

John LeBlanc– District 2

Laura O'Brien – District 3

Bruce Thornton – 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 are 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.

Mayor Amrhein introduced the new councilman, Bruce Thornton, who will be representing District 4.

3. CHANGES/ADDITIONS TO AGENDA

**D. READING OF THE MINUTES**

1. Approval of Minutes of the February 22, 2022, regular meeting and approve them as written.

The motion was made by Councilman Neziyanya

The motion was seconded by Councilman LeBlanc

To approve the Minutes of the February 22, 2022, regular meeting and to approve Them as written.

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

Councilwoman O'Brien comments on the areas of the road rehabilitation. Councilman Montgomery and Councilman LeBlanc comments that they did not receive an attachment that was send out from the Mayor's office. Councilman Thornton comments on the large trucks that cut through on New Weis Road.

**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**

**G. PRESENTATION OF DELEGATIONS**

1. **Requests to Speak**
2. **Hardship Waivers**
3. **Other Variances**

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

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

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

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

- b. Griffin Guillory – 3820 Church Street – to allow a swimming pool on a lot without a primary residence.

Mr. Griffin was present to speak in favor of the waiver to explain why it is necessary.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilman Montgomery

To approve Griffin Guillory – 3820 Church Street – to allow a swimming pool on a lot without a primary residence.

YEAS: Nezianya, LeBlanc, O’Brien, Landry, 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.) (Deferred to the April Planning and Zoning meeting)
- 5. **Zoning Matters NOT Requiring Public Hearing**
- 6. **Other Matters**

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

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

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

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

YEAS: Nezianya, LeBlanc, O'Brien, Landry, 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. Continuation of subpoena to the owners of property located at 6951 Woodland on rule to show cause why 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 after receiving due notice concerning same.

Mr. Masterson noted that there had been no communication with the owners.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve to hand deliver a subpoena to the owners of the property.

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

**N. NEW BUSINESS**

1. Special Events Permit for May 5<sup>th</sup>, 2022, Cinco de Mayo event, to Rubmaro Americana, LLC, Agave Blue to host live music in the common area located outside of the restaurant.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Special Events Permit for May 5<sup>th</sup>, 2022, Cinco de Mayo event, to Rubmaro Americana, LLC, Agave Blue to host live music in the common area located outside of the restaurant.

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

2. Council consent to appoint Chip Troth to the board of directors for the Louisiana Municipal Natural Gas Purchasing and Distribution Authority.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve to appoint Chip Troth to the board of directors for the Louisiana Municipal Natural Gas Purchasing and Distribution Authority.

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

3. Request for acceptable dates in March or April for Council Workshops for:  
1) Malapportionment and redistricting discussions with redistricting consultant (John Hopewell) 2) Municipal & Public Safety Salary Concerns and Law Enforcement staffing (Councilman Montgomery/ Chief McDavid) 3) Home Rule Charter revisions

Workshop dates were set up as follows:

March 23, 2022 11:30 a.m.-13:30 p.m. Redistricting

April 6, 2022 11:30 a.m.-12:30 p.m. Salary Concerns & Law Enforcement staffing

4. **Introduction of ordinance 2022-01** to acknowledge and to declare the malapportionment status of the current districting plan of the city of Zachary's single member election districts utilizing the population data from the 2020 federal decennial census; and otherwise, to provide with respect thereto and for all other related matters.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve the **Introduction of ordinance 2022-01** to acknowledge and to declare the malapportionment status of the current districting plan of the city of Zachary's single member election districts utilizing the population data from the 2020 federal decennial census; and otherwise, to provide with respect thereto and for all other related matters.

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

5. **Introduction of Ordinance 2022-02** Ordinance pertaining to the declaration of intent by the city of Zachary to have certain movable property declared to be surplus and allowing for the disposal or abandonment in place.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve the **Introduction of Ordinance 2022-02** Ordinance pertaining to the declaration of intent by the city of Zachary to have certain movable property declared to be surplus and allowing for the disposal or abandonment in place.

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

6. **Introduction of Ordinance 2022-03** Ordinance authorizing the city of Zachary to amend certain portions § 86–6 of the code of ordinances for the City of Zachary related to required utility service charges for the establishment and provision of water, natural gas and sewer services and for all related matters in furtherance.

The motion was made by Councilwoman O’Brien

The motion was seconded by Councilman Montgomery

To approve the **Introduction of Ordinance 2022-03** Ordinance authorizing the city of Zachary to amend certain portions § 86–6 of the code of ordinances for the City of Zachary related to required utility service charges for the establishment and provision of water, natural gas and sewer services and for all related matters in furtherance.

YEAS: Nezianya, LeBlanc, O’Brien, Landry, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

7. **Introduction of Ordinance 2022-04** - Ordinance authorizing the City of Zachary to amend certain portions § 86 of the code of ordinances for the City of Zachary related to required minimum meter service pressure and capacities and placement of carbon monoxide detectors for residential stand-alone backup generator installations and for all related matters in furtherance.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the **Introduction of Ordinance 2022-04** - Ordinance authorizing the City of Zachary to amend certain portions § 86 of the code of ordinances for the City of Zachary related to required minimum meter service pressure and capacities and placement of carbon monoxide detectors for residential stand-alone backup generator installations and for all related matters in furtherance.

YEAS: Nezianya, LeBlanc, O’Brien, Landry, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

8. Discussion of annual millage and for setting public hearing and notice dates for setting of millage.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilwoman O’Brien

To direct administration begin preparation for hearing in order to retain the same millage Rate as the prior year of 5.48.

YEAS: Nezianya, LeBlanc, O’Brien, Landry, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**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.

Mr. Perkins gave a brief update on the remodeling of the house. Mayor Amrhein reminded Mr. Perkins that he had to get a permit for the model.

**P. REPORTS FROM DEPARTMENT HEADS**

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

YEAS: Nezianya, LeBlanc, O'Brien, Landry, Thornton, 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 7:39 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 Tuesday, March 08, 2022, a proper quorum being there and then present.

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