

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, March 23, 2021, 6:30 P.M.**

A. CALL TO ORDER

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, March 23, 2021 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 Councilwoman O'Brien

C. OPENING PROCEDURES

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Nezianya – District 1

John LeBlanc– District 2

Laura O'Brien – District 3

Hunter Landry – 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. Electronic voting was implemented at this meeting.

3. CHANGES/ADDITIONS TO AGENDA

D. READING OF THE MINUTES

1. Approval of Minutes of the March 09, 2021 regular meeting and approve them as written.

The Minutes of the March 09, 2021 regular meeting were approved as written and by a vote as follows.

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

NAYS: None

ABSENT: None

ABSTAINED: None

E. HONORS, RECOGNITIONS, AND INTRODUCTIONS

1. Andre' Harris certificate of appreciation for outstanding public service
Presentation will be moved to a further date.
2. ZHS Boys Basketball Team certificate of recognition for winning the 2021 Class 5A State Championship
Mayor Amrhein and the City Council recognized Coach Jon McClinton and the Zachary High School Boys Basketball Team for winning the 2021 Class 5 A State Championship.

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**
 - a. Reagan Carter – regarding issues with trash pick up
This item will be heard at a further date.

Councilman Montgomery spoke to Mayor Amrhein and council members and expressed his concerns regarding resent traffic stops.

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 March 01, 2021 of the Planning Commission and the Minutes of the Regular meeting of March 01, 2021 of the Zoning Commission.**

The Minutes of the Regular meeting of March 01, 2021 of the Planning Commission and the Minutes of the Regular meeting of March 01, 2021 of the Zoning Commission was approved by a vote as follows.

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

2. Planning Matters REQUIRING a Public Hearing

- a. Resubdivision - Lots 16-A, 16-B, 16-C of the Kennedy Subdivision (E. Central @ Ave. C)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:47 p.m. Shirley Whitley was present to speak in favor for the resubdivision. There being no one else to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:49 p.m.

To approve a Resubdivision - Lots 16-A, 16-B, 16-C of the Kennedy Subdivision (E. Central @ Ave. C) by a vote as follows.

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

- b. Resubdivision - Lot D-1-A of the L.L. Roberts Tract (Shaffett Lane)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:49 p.m. Cody Sullivan was present to speak in favor for the resubdivision. There being no one else to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:50 p.m.

To approve a Resubdivision - Lot D-1-A of the L.L. Roberts Tract (Shaffett Lane) by a vote as follows.

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

3. Planning Matters NOT requiring a Public Meeting

4. Zoning Matters REQUIRING a Public Hearing

- a. Rezone - 4434 W. Central (Train Depot)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:50 p.m. There being no one to speak in favor or against the rezone Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:51 p.m.

To approve a Rezone - 4434 W. Central (Train Depot) by a vote as follows.

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

b. Conditional Use Permit - Alcohol - 4434 W. Central

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:52 p.m. There being no one to speak in favor or against the conditional use permit Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:52 p.m.

To approve a Conditional Use Permit - Alcohol - 4434 W. Central by a vote as follows.

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

c. Conditional Use Permit - Manufactured Home - 9015 Munson Rd.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:52 p.m. Al Phillips 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 declared the PUBLIC HEARING to be closed at 6:54 p.m.

To approve a Conditional Use Permit - Manufactured Home - 9015 Munson Rd.

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

d. Conditional Use Permit - Manufactured Home - Lot 5-B of Northwestern Place (Rollins Rd.)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:54 p.m. Johnny Faye Fields 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 declared the PUBLIC HEARING to be closed at 6:55 p.m.

To approve a Conditional Use Permit - Manufactured Home - Lot 5-B of Northwestern Place (Rollins Rd.)

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

5. Zoning Matters NOT Requiring Public Hearing

6. Other Matters

- a. Group 4 Update Presentation - Villavaso & Associates
Fred Neal, Villavaso & Associates gave a summary of the Group 4 UDC updates.

J. APPROVE PAYMENT OF BILLS

K. BUDGET AND FINANCIAL MATTER

1. Receive the Balance Sheet and Income statement as of February 28, 2021
The Balance Sheet and Income statement as of February 28, 2021 was approved by a vote as follows.

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

L. OLD BUSINESS PENDING FOR FINAL ACTION

M. OLD BUSINESS PENDING

1. **Public Hearing and Adoption of Ordinance 2021-02** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND ARTICLE 2 - DISTRICT INTENSITY AND DEVELOPMENT STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO RESIDENTIAL LOT, YARD, AND HEIGHT STANDARDS BY AMENDING TABLES 2.201, 2.301A AND 2.301B AND FURTHER TO AMEND ARTICLE 6 – SUBDIVISION DESIGN AND LAND DEVELOPMENT OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO DESIGNATED OPEN SPACES DESIGN STANDARDS DURING DEVELOPMENT AND DESIGN BY AMENDING § 6.406 AND FOR ALL RELATED MATTERS IN FURTHERANCE.

To approve to table the ordinance and send it back to the Planning and Zoning commission **Ordinance 2021-02** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND ARTICLE 2 - DISTRICT INTENSITY AND DEVELOPMENT STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO RESIDENTIAL LOT, YARD, AND HEIGHT STANDARDS BY AMENDING TABLES 2.201, 2.301A AND 2.301B AND FURTHER TO AMEND ARTICLE 6 – SUBDIVISION DESIGN AND LAND DEVELOPMENT OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO DESIGNATED OPEN SPACES DESIGN STANDARDS DURING DEVELOPMENT AND DESIGN BY AMENDING § 6.406 AND FOR ALL RELATED MATTERS IN FURTHERANCE by a vote as follows.

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

N. NEW BUSINESS

1. **Introduction of Ordinance 2021-05** Authorizing the implementation of amendments to the standard specifications pursuant to §2-13 of the Home Rule Charter for the City of Zachary pertaining to Codes of Technical Regulations by replacement of the most recently Revised Subdivision Development Construction Standards Code related to construction design and materials covering the general design, storm water drainage, roadways, potable water & natural gas and sanitary sewer standards and for other matters in furtherance of this provision.

To approve to **Introduction and table Ordinance 2021-05** Authorizing the implementation of amendments to the standard specifications pursuant to §2-13 of the Home Rule Charter for the City of Zachary pertaining to Codes of Technical Regulations by replacement of the most recently Revised Subdivision Development Construction Standards Code related to construction design and materials covering the general design, storm water drainage, roadways, potable water & natural gas and sanitary sewer standards and for other matters in furtherance of this provision by a vote as follows.

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

2. **Introduction of Ordinance 2021-06** 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.

To approve the **Introduction of Ordinance 2021-06** 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 by a vote as follows.

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

3. Approval of a resolution to re-adopt section 504 Grievance Procedure of the Louisiana Community Development Block Grant Program.

To Approve a resolution to re-adopt section 504 Grievance Procedure of the Louisiana Community Development Block Grant Program by a vote as follows.

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

4. Approval of a resolution to adopt residential anti-displacement and relocation assistance plan of the Louisiana Community Development Block Grant Program.

To approve a resolution to adopt residential anti-displacement and relocation assistance plan of the Louisiana Community Development Block Grant Program by a vote as follows.

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

5. Request for approval of the Mayor on behalf of the City to indicate consent to supplement and amend the Original CEA, as supplemented and amended by the First Amendment to CEA, required by Section 10.09 of the Original CEA to

which the City is a party with and for the Americana Economic Development District.

To approve the Mayor on behalf of the City to indicate consent to supplement and amend the Original CEA, as supplemented and amended by the First Amendment to CEA, required by Section 10.09 of the Original CEA to which the City is a party with and for the Americana Economic Development District by a vote as follows.

YEAS: Nezianya, LeBlanc, O'Brien, Landry, 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

P. REPORTS FROM DEPARTMENT HEADS

Councilman Montgomery spoke regarding a house located on Avenue A. Councilman Montgomery expressed that the house is in bad condition and asked what the status is regarding condemnation. The council asked for an update on the condemnation list since the pandemic. Scott Masterson gave an update on several houses that are on the list and ones that will be removed from the list. Mr. Hopewell spoke and said that he will start the process again. Councilman LeBlanc spoke regarding a no U-Turn sign being placed at HWY 64 and Lakewood Drive.

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

R. ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

CERTIFICATION

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

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, March 23, 2021 a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council