

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, July 28, 2020, 6:30 P.M.**

A. CALL TO ORDER

Mayor Pro Tempore O'Brien called the meeting to order at 6:30 p.m., on Tuesday July 28, 2020 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 Landry

C. OPENING PROCEDURES

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Nezianya – District 1

Donald Morgan– 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 Pro Tempore O'Brien 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.

D. READING OF THE MINUTES

1. Approval of Minutes of the July 14, 2020 regular meeting and approve them as written.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve Minutes of the July 14, 2020 regular meeting and approve them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: None

E. HONORS, RECOGNITIONS AND INTRODUCTIONS

1. Matt Watson, candidate for Mayor President
Matt Watson was present to introduce himself and to announce his candidacy for Mayor President to the council members and audience.

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. Stacey Priestner – 1276 Rollins Road – waiver to add water and sewer to a workshop on property.
The motion was made by Councilman Landry
The motion was seconded by Councilman Montgomery
To approve Stacey Priestner – 1276 Rollins Road – waiver to add water and sewer to a workshop on property.
YEAS: Nezianya, Morgan, O’Brien, Landry, 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 July 6, 2020 of the Planning Commission and the Minutes of the Regular meeting of July 6, 2020 of the Zoning Commission.**

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To Receive Minutes of the Regular meeting of July 6, 2020 of the Planning Commission and the Minutes of the Regular meeting of July 6, 2020 of the Zoning Commission.

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

2. Planning Matters REQUIRING a Public Hearing

a. Site Plan - Southern Coast Customs (9660 Main St.)

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:40 p.m. Cameron Anderson, 26126 Glenbrook Drive, Denham Springs, La 70726, was present to speak in favor of the site plan. There being no one else to speak in favor or against the site plan Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:42 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Landry

To approve a Site Plan - Southern Coast Customs (9660 Main St.)

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

b. Preliminary Plat - Zachary Trails (Flonacher Rd.) (Marlon Lemond)

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:43 p.m. Kevin Normand, Brett Blanchard, Michael Clegg, was present to speak in favor of the Preliminary plat. There being no one else to speak in favor or against the item Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:50 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve a Preliminary Plat amendment with certain lots (as shown on preliminary plat) contingent upon the annexation into the City of Zachary. Said annexation shall be approved and in place prior to the commencement of any subdivision work for these particular lots in the portions of phases V, VI, and/or VII outside the current city limits.

YEAS: Nezianya, Morgan, 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. Conditional Use Permit - Manufactured Home - 3085 S. Vernon Rd.

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:52 p.m. Charmaine Efferson, Realtor 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 Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:54 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Morgan

To approve a Conditional Use Permit - Manufactured Home - 3085 S. Vernon Rd.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. Conditional Use Permit - Home Based Business - 3708 Little Farms

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:54 p.m. Britney James 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 Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:56 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

To approve a Conditional Use Permit - Home Based Business - 3708 Little Farms

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. Conditional Use Permit - Home Based Business - 9222 Redwood Lake Blvd

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Morgan

To table a Conditional Use Permit - Home Based Business - 9222 Redwood Lake Blvd

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

NAYS: None

ABSENT: None

ABSTAINED: None

- d. Conditional Use Permit - Home Based Business - 7085 Fleur De Lis

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:58 p.m. Rusty McGhee, 7085 Fleur De Lis, Zachary, LA 70791, 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 Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:59 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve a Conditional Use Permit - Home Based Business – 7085 Fleur De Lis

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

NAYS: None

ABSENT: None

ABSTAINED: None

e. Conditional Use Permit - Home Based Business - 7236 Landry Dr.

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:59 p.m.

Erika Teasett, 7236 Landry Dr. 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 Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 7:01 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To approve a Conditional Use Permit - Home Based Business – 7236 Landry Dr.

YEAS: Nezianya, Morgan, O'Brien, Landry, 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 June 30, 2020

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To Receive the Balance Sheet and Income statement as of June 30, 2020.

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

NAYS: None

ABSENT: None

ABSTAINED: None

L. OLD BUSINESS PENDING FOR FINAL ACTION

1. **Public Hearing and Adoption of Ordinance 2020-06** CONSIDERATION AND IMPLEMENTATION OF AMENDMENTS TO SUBDIVISION CONSTRUCTION AND DESIGN STANDARDS CONCERNING THOSE STANDARDS RELATED TO CONSTRUCTION DESIGN AND MATERIALS COVERING THE GENERAL DESIGN, STORM WATER DRAINAGE, ROADWAYS, POTABLE WATER &

NATURAL GAS AND SANITARY SEWER STANDARDS AND FOR ALL OTHER MATTERS IN CONNECTION THEREWITH (Tabled at the April 28, 2020 meeting)

The motion was made by Councilman Morgan

The motion was seconded by Councilman Landry

To table the **Adoption of Ordinance 2020-06.**

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

NAYS: None

ABSENT: None

ABSTAINED: None

M. OLD BUSINESS PENDING

N. NEW BUSINESS

1. Approval of the Zachary Youth Park CEA between the Zachary Community School Board and the City of Zachary.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve the Zachary Youth Park CEA between the Zachary Community School Board and the City of Zachary.

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

NAYS: None

ABSENT: None

ABSTAINED: None

2. Request for approval of the new proposed bulk waste contract with Lionel Boudreaux Trucking, LLC

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To approve the new proposed bulk waste contract with Lionel Boudreaux Trucking, LLC

YEAS: Nezianya, Morgan, 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

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

Councilman Landry wanted to state on the record that regarding the CEA that there is no conflict with him due to him being a teacher and that he has no influence on the decision of the contract.

John Hopewell spoke regarding the condemnation list and said that they will resume meetings in September.

R. ADJOURNMENT

The meeting was adjourned at 7:12 p.m.

CERTIFICATION

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

Laura O'Brien, Mayor Pro Tempore

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 Tempore and Council of the City of Zachary, Louisiana, held on Tuesday, July 28, 2020 a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council