

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

**A. CALL TO ORDER**

Councilman Montgomery called the meeting to order at 6:30 p.m., on Tuesday, October 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 Councilwoman O'Brien

**C. OPENING PROCEDURES**

**1. ROLL CALL**

COUNCIL MEMBERS

Francis Nezianya – District 1

John LeBlanc– District 2

Laura O'Brien – District 3

Lael Montgomery – District 5

ABSENT

Mayor David Amrhein

Bruce Thornton – District 4

**2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS**

Before proceeding with the meeting, Karen Burdette 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.

**3. CHANGES/ADDITIONS TO AGENDA**

The motion was made by Councilman Montgomery

The motion was seconded by Councilman LeBlanc

To approve to amend the agenda and move item K1 to F5.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

**D. READING OF THE MINUTES**

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

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve the October 11, 2022, regular meeting and approve them as written.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

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

1. Nita Edwards – 2022 Zachary Citizen of the year

Nita Edwards was present to speak to the council regarding her Citizen of the year award.

Councilman Nezianya thanked Ms. Edwards for her service to the community.

Councilman Leblanc asks if the contractor working in Sandy Creek could bring water to the area to help with the dust issue.

#### **ALTER AGENDA**

#### **K. BUDGET AND FINANCIAL MATTERS**

1. Approval of Insurance Renewals for November 1, 2022.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the Insurance Renewals for November 1, 2022 and recommend to reject the Terrorism Act.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

#### **Return to regular order**

#### **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. Ms. Bellingham – request for discussion regarding clarification on code application and standards required of business owners

Mrs. Bellingham, 4524 Virginia Street, spoke to council members regarding the parking issues she is having for her businesses. Mrs. Bellingham requested that the council consider having only five parking spots. No action was taken on this item.

**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 October 03, 2022 of the Planning Commission and the Minutes of the Regular meeting of October 03, 2022 of the Zoning Commission.**

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

**To Receive Minutes of the Regular meeting of October 03, 2022 of the Planning Commission and the Minutes of the Regular meeting of October 03, 2022 of the Zoning Commission.**

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

**2. Consent Agenda**

**3. Planning Matters REQUIRING a Public Hearing**

- a. **CUPMH – (20934 MacHost Road)** – Proposed manufactured home to be placed on Lot SEC 3 of the Sie Hills property, located at 20934 MacHost Road, Zachary LA 70791

Councilman Montgomery opened the PUBLIC HEARING at 7:21 p.m. Ms. Hills, 20934 Mac Host Road, 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 Councilman Montgomery closed the PUBLIC HEARING at 7:23 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a **CUPMH – (20934 MacHost Road)** – Proposed manufactured home to be placed on Lot SEC 3 of the Sie Hills property, located at 20934 MacHost Road, Zachary LA 70791.

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

- b. **RESUB – (5459 Hickman Lane)** – Proposed resubdivision of Lots C-1-A-4 into Lots C-1-A-4-A and C-1-A-4-B of the Pearl C. Hickman Estate Tract, located at 5459 Hickman Lane, Zachary, LA 70791

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

To table the **RESUB – (5459 Hickman Lane)** – Proposed resubdivision of Lots C-1-A-4 into Lots C-1-A-4-A and C-1-A-4-B of the Pearl C. Hickman Estate Tract, located at 5459 Hickman Lane, Zachary, LA 70791.

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

- c. **SF – Americana Zachary 6.5 Final Plat** – Proposed Final Plat for Lots 218 – 231 and Tract C-A-B-1-A, of Americana Zachary Phase 6.5, on property located at 1122 Americana Boulevard, Zachary LA 70791

Councilman Montgomery opened the PUBLIC HEARING at 7:26 p.m. John Thompson, 9015 Bluebonnet Blvd. was present to speak in favor of the final plat. There being no one else to speak in favor or against the conditional use permit Councilman Montgomery closed the PUBLIC HEARING at 7:26 p.m.

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

To approve a **SF – Americana Zachary 6.5 Final Plat** – Proposed Final Plat for Lots 218 – 231 and Tract C-A-B-1-A, of Americana Zachary Phase 6.5, on property located at 1122 Americana Boulevard, Zachary LA 70791.

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

#### **4. Planning Matters NOT requiring a Public Meeting**

#### **5. Zoning Matters REQUIRING a Public Hearing**

- a. **RZ – (2100-2200 Church Street)** – To rezone Lot B-1-A-1 of the Manuel Knight Tract from Residential Suburban (RS) to Neighborhood Commercial (NC) on property located at 2100-2200 Church Street, Zachary, LA 70791

Councilman Montgomery opened the PUBLIC HEARING at 7:28 p.m. There being no one to speak in favor or against the rezone Councilman Montgomery closed the PUBLIC HEARING at 7:29 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve the **RZ – (2100-2200 Church Street)** – To rezone Lot B-1-A-1 of the Manuel Knight Tract from Residential Suburban (RS) to Neighborhood Commercial (NC) on property located at 2100-2200 Church Street, Zachary, LA 70791.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

- b. **RZ – (20320 Plank Road)** – To rezone Lot UND from Residential from Residential Suburban (RS) to General Commercial (CG) on property located at 20320 Plank Road, Zachary, LA 70791

Councilman Montgomery opened the PUBLIC HEARING at 7:31 p.m. James Graves was present to speak in favor of the rezone. There being no one else to speak in favor or against the rezone Councilman Montgomery closed the PUBLIC HEARING at 7:32 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman LeBlanc

To table the **RZ – (20320 Plank Road)** – To rezone Lot UND from Residential from Residential Suburban (RS) to General Commercial (CG) on property located at 20320 Plank Road, Zachary, LA 70791.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

## **6. Zoning Matters NOT Requiring Public Hearing**

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

- 1. Receive the Balance Sheet and Income statement as of September 30, 2022

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 September 30, 2022.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

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

### **M. OLD BUSINESS PENDING**

1. Update after hearing of a subpoena to Kristen Cherico, regarding a Cease and Desist; violation of the City of Zachary's code of ordinances; 5714 Joan Street, Zachary, La 70791.

The motion was made by Councilman Neziانيا

The motion was seconded by Councilman LeBlanc

To approve to give additional time to have the vehicle removed until the November 15, 2022 council meeting.

YEAS: Neziانيا, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

## N. NEW BUSINESS

1. **Introduction of Ordinance 2022-16** An ordinance providing for the incurring of debt and issuance of not to exceed \$8,100,000 Certificates of Indebtedness, Series 2022 (the "Certificates"), of the City of Zachary, State of Louisiana (the "Issuer"); prescribing the form, terms, and conditions of such Certificates; designating the date, denomination, time, and place of payment thereof; and providing for other matters in connection therewith.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve the **Introduction of Ordinance 2022-16** An ordinance providing for The incurring of debt and issuance of not to exceed \$8,100,000 Certificates of Indebtedness, Series 2022 (the "Certificates"), of the City of Zachary, State of Louisiana (the "Issuer"); prescribing the form, terms, and conditions of such Certificates; designating the date, denomination, time, and place of payment thereof; and providing for other matters in connection therewith.

YEAS: Neziانيا, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

2. Hearing of subpoena to Michael May 3700 Little Farms Dr. regarding non-compliance with requests regarding Flood Plain/Control Ordinances at 5100-5200 Lower Zachary Rd (John Hopewell)(to be heard after proper service)

No action was taken on this item

3. **Adoption of Ordinance 2022-15** Authorizing 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 Amendment to the Revised Subdivision Development Construction Standards Code Related to Subdivision Approvals, Design Criteria & Management associated with Construction, General Design, Review & Inspections and for Other Matters in furtherance of these provisions.

Councilman Montgomery opened the PUBLIC HEARING at 7:49 p.m. There being no one to speak in favor or against the adoption of Ordinance 2022-15 Councilman Montgomery closed the PUBLIC HEARING at 7:50 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve an **Adoption of Ordinance 2022-15** Authorizing 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 Amendment to the Revised Subdivision Development Construction Standards Code Related to Subdivision Approvals, Design Criteria & Management associated with Construction, General Design, Review & Inspections and for Other Matters in furtherance of these Provisions.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

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

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

Councilman Montgomery spoke in regard to the condemned buildings on Avenue C.

**P. REPORTS FROM DEPARTMENT HEADS**

Councilwoman O'Brien spoke in regard to the noise ordinance and the equipment that is supposed to be purchased.

**Q. ADJOURNMENT**

The meeting was adjourned at 7:57 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 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 Temp and Council of the City of Zachary, Louisiana, held on Thursday, October 25, 2022, a proper quorum being there and then present.

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