

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, October 27, 2020, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:36 p.m., on Tuesday October 27, 2020 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

The invocation and pledge of allegiance was given at the previous meeting.

**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 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

**D. READING OF THE MINUTES**

1. Approval of Minutes of the October 13, 2020 and approve them as written.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the Minutes of the October 13, 2020 and approve them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**ALTER AGENDA**

**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. Annual Presentation by John Norris and Associates, Insurance Consultant, regarding coverage and insurance for the City of Zachary

The motion was made by Councilman Nezianya  
The motion was seconded by Councilman Landry

To approve the insurance renewal for 2020-2021.

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

The motion was made by Councilman Landry  
The motion was seconded by Councilman Montgomery

To approve the cyber Liability Insurance for 2020-2021 and to authorize Mayor Amrhein to sign the policy.

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

The motion was made by Councilman Nezianya  
The motion was seconded by Councilman Montgomery

To approve the Drove Aviation Liability Insurance for 2020-2021 and to authorize Mayor Amrhein to sign the policy.

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

- 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 5, 2020 of the Planning Commission and the Minutes of the Regular meeting of October 5, 2020 of the Zoning Commission.**

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Landry

**To Receive Minutes of the Regular meeting of October 5, 2020 of the Planning Commission and the Minutes of the Regular meeting of October 5, 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. **Final Plat – Fountain View Estates**

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:58 p.m. Rudy Crnko, McLin Taylor, Inc, was present to speak in favor of the Final Plat. There being no one else to speak in favor or against the final plat Mayor Amrhein 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 Morgan

To approve the Final Plat – Fountain View Estates.

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

**E. HONORS, RECOGNITIONS AND INTRODUCTIONS**

Jordan Piazza, candidate for Mayor-President of East Baton Rouge Parish, was present to introduce himself.

**Return to regular order**

b. Resubdivision - Lot 30 of Oak Grove Estates - 22623 Foster Creek Ct. Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:06 p.m. There being no one to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:07 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve a Resubdivision - Lot 30 of Oak Grove Estates - 22623 Foster Creek Ct.

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

NAYS: None

ABSENT: None

ABSTAINED: None

c. Resubdivision- Lot B-1-B of the L.W. Bond Tract - 6524 Rollins Rd. Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:07 p.m. Stephanie McMichael of 6524 Rollins Rd., was present to speak in favor of the resubdivision. The following people were present to speak in opposition of the resubdivision: Heath Monte of Rollins Rd., Rudy and Betty McClullen of Rollins Rd., Mary Miller of Rollins Rd., Ricky Martinez of Rollins Rd., Andy Redmon of Rollins Rd. They expressed their concerns regarding flooding, devalue of property, drainage, and the fact that the council would not waive frontage on other lots in the area. Stephen Villavaso was present to explain that the item meets the UDC but still must meet site plan requirements. There being no one else to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:46 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Landry

To approve a Resubdivision- Lot B-1-B of the L.W. Bond Tract - 6524 Rollins Rd.

YEAS: Nezianya, Morgan, Landry, Montgomery

NAYS: O'Brien

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 - 5216 Rush St. Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:48 p.m. Barbara O'Neal was present to speak in favor of the conditional use permit. There being no one to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:50 p.m.

The motion was made by Councilman Morgan

The motion was seconded by Councilman Nezianya

To approve a Conditional Use Permit - Manufactured Home - 5216 Rush St.

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

NAYS: None

ABSENT: None  
ABSTAINED: None

b. Conditional Use Permit - Home-Based Business - 5724 Newell St.  
Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:51 p.m. Mr. Hebert 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 7:53 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 - 5724 Newell St.

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

c. Conditional Use Permit - Home-Based Business - 23245 Old Scenic Hwy.  
Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:53 p.m. James Hudson 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 7:54 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 - 23245 Old Scenic Hwy.

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

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

**6. Other Planning/Zoning Matters**

a. Zone of Influence - Resub of Tract T-2-C of the Ernest Tennent Property (Barnett Rd.)

The motion was made by Councilman Nezianya

The motion was seconded by Councilman O'Brien

To approve a recommendation of objection for a Zone of Influence – Resub of Tract T-2 C of the Ernest Tennent Property (Barnett Rd.)

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

- b. Zone of Influence - Resub of Lot L of the 31.96 Acres West Paul Property (Flonacher Rd.)

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

To approve a recommendation of opposition for a Zone of Influence – Resub of Lot L of the 31.96 Acres West Paul Property (Flonacher Rd.)

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

NAYS: None

ABSENT: None

ABSTAINED: None

**J. APPROVE PAYMENT OF BILLS**

**K. BUDGET AND FINANCIAL MATTERS**

- 1. Receive the Balance Sheet and Income statement as of September 30, 2020

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To Receive the Balance Sheet and Income statement as of September 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)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 8:01 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 8:02 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve an **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

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

NAYS: None

ABSENT: None  
ABSTAINED: None

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. **Public Hearing and Adoption of Ordinance 2020-14** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND AND TO UPDATE THE UNIFIED DEVELOPMENT CODE - WHICH ARE DESCRIBED AS BEING THE GROUP 3 AMENDMENTS AND FOR ALL RELATED MATTERS IN FURTHERANCE(Tabled at the October 13, 2020 meeting)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 8:03 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 8:04 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve an **Adoption of Ordinance 2020-14** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND AND TO UPDATE THE UNIFIED DEVELOPMENT CODE - WHICH ARE DESCRIBED AS BEING THE GROUP 3 AMENDMENTS AND FOR ALL RELATED MATTERS IN FURTHERANCE

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

2. Discussion and ratification of the Intergovernmental Agreement between the EBRSO and the City of Zachary on behalf of the Zachary Police Department regarding communications.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve a ratification of the Intergovernmental Agreement between the EBRSO and the City of Zachary on behalf of the Zachary Police Department regarding communications and to place the ratification into Mayor Amrhein's name.

YEAS: Nezianya, Morgan, O'Brien, Landry  
NAYS: Montgomery  
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. 4817 Old Slaughter Road

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve to add 4817 Old Slaughter Road to the condemnation list and to approve the city attorney to move forward with the abstract and to notify the owner of the property.

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

**P.     REPORTS FROM DEPARTMENT HEADS**

Mayor Amrhein explains the new process of what the city code enforcement process will be. Councilman Nezianya thanked Councilman Morgan for his service to the City of Zachary.

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

**R.     ADJOURNMENT**

The meeting was adjourned at 8:24.

**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, October 27, 2020 a proper quorum being there and then present.