

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, November 9, 2021, 6:30 P.M.**

A. CALL TO ORDER

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, November 9, 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

Lael Montgomery – District 5

ABSENT

Hunter Landry – District 4

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

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve to amend the agenda to add the addendum.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

D. READING OF THE MINUTES

1. Approval of Minutes of the October 26, 2021, regular meeting and approve them with corrections as noted.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To approve the Minutes of the October 26, 2021, regular meeting and to approve them With corrections as noted.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

ALTER AGENDA

ADDENDUM TO THE AGENDA

Council discussion and approval of the CSRS quote for a drainage study (Councilwoman O'Brien)

Stoka Brown, CSRS Engineering was present to speak to the council members regarding a drainage master plan. Mayor Amrhein spoke and explained that a vote could not be taken because the budget was set for the year. Mayor Amrhein also explained that money could be used from the Louisiana Watershed Initiative to fund the master plan.

RETURN TO REGULAR ORDER

E. HONORS, RECOGNITIONS, AND INTRODUCTIONS

F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS

1. Street/Road Projects

- a. Request to Advertise for Bids Road Rehabilitation Project Phase II

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Request to Advertise for Bids Road Rehabilitation Project Phase II.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

2. Sewer

3. Subdivision Inspections

4. Water and Gas Projects

5. Other Projects

- a. Pay Request #17 - City of Zachary Fire Station, Project 11401; Capitol Construction, LLC in the amount of \$56,138.45.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To table Pay Request #17 - City of Zachary Fire Station, Project 11401; Capitol Construction, LLC in the amount of \$56,138.45.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- b. Pay Request #18 - City of Zachary Fire Station, Project 11401; Capitol Construction, LLC in the amount of \$96,626.58 representing the retainage on the project.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To table Pay Request #18 - City of Zachary Fire Station, Project 11401; Capitol Construction, LLC in the amount of \$96,626.58 representing the retainage on the project.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- c. Zachary Youth Park Ball Fields Improvements Substantial Completion Certificate.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve the Zachary Youth Park Ball Fields Improvements Substantial Completion Certificate.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- d. Zachary Youth Park Ball Fields Improvements Pay Request #2.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve Zachary Youth Park Ball Fields Improvements Pay Request #2 in the amount of \$287,100.00.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

G. PRESENTATION OF DELEGATIONS

1. Requests to Speak

2. Hardship Waivers

3. Other Variances

- a. Waiver – Arnold Dampier – 1823 Royal Troon Court – request to add 20’ of concrete to existing patio.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To table Waiver – Arnold Dampier – 1823 Royal Troon Court – request to add 20’ of concrete to existing patio. No one present to speak.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- b. Waiver – Bryan Hebert – 21875 WJ Wicker Road – request for a separate electrical meter for a shop located on the property.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman LeBlanc

To approve a Waiver – Bryan Hebert – 21875 WJ Wicker Road – request for a separate electrical meter for a shop located on the property.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- c. Waiver – Gulf South Signs, LLC – Harbor Freight – 5640 Main Street – request for additional sign square footage on building facia.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O’Brien

To approve a Waiver – Gulf South Signs, LLC – Harbor Freight – 5640 Main Street – request for additional sign square footage on building facia.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Landry

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. Conditional Use Alcohol -- Agave Blue, 1185 Americana Blvd Suite 1180
Mayor Amrhein opened the PUBLIC HEARING at 7:04 p.m. Sergio Rubio, owner, was present to speak in favor of the conditional use. There being no one else to speak in favor or against the conditional use Mayor Amrhein closed the PUBLIC HEARING at 7:05 p.m.

The motion was made by Councilwoman O'Brien
The motion was seconded by Councilman Montgomery
To approve a Conditional Use Alcohol -- Agave Blue, 1185 Americana Blvd Suite 1180.
YEAS: Nezianya, LeBlanc, O'Brien, Montgomery
NAYS: None
ABSENT: Landry
ABSTAINED: None

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

J. APPROVE PAYMENT OF BILLS

1. Approval of accounts payable for October 2021 and the natural gas bill when it is received.

The motion was made by Councilman Nezianya
The motion was seconded by Councilman LeBlanc
To approve accounts payable for October 2021 and the natural gas bill when it is received.
YEAS: Nezianya, LeBlanc, O'Brien, Montgomery
NAYS: None
ABSENT: Landry
ABSTAINED: None

K. BUDGET AND FINANCIAL MATTER

L. OLD BUSINESS PENDING FOR FINAL ACTION

M. OLD BUSINESS PENDING

N. NEW BUSINESS

1. Request for special counsel contract to allow and to direct Mayor to negotiate and engage selected civil litigation firm regarding Kevin K. Nguyen vs City of Zachary et al Suit #711630 19th JDC EBRP.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve a Request for special counsel contract to allow and to direct Mayor to Negotiate and engage selected civil litigation firm regarding Kevin K. Nguyen vs City of Zachary et al Suit #711630 19th JDC EBRP.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

2. Issuance of subpoena to owners located at 3708 Little Farms on rule to show cause for violation of the code of ordinances regarding operating a business in a residential area.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman LeBlanc

To approve Issuance of subpoena to owners located at 3708 Little Farms on rule to show cause for violation of the code of ordinances regarding operating a business in a residential area.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

3. Request to grant Mayor ability to negotiate for and to enter into a contract with Strategic Demographics, LLC (and/or Dr. Bill Blair) in anticipation of the mandated reapportionment/redistricting that must be undertaken upon the receipt of the 2020 Census.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a Request to grant Mayor ability to negotiate for and to enter into a contract with Strategic Demographics, LLC (and/or Dr. Bill Blair) in anticipation of the mandated reapportionment/redistricting that must be undertaken upon the receipt of the 2020 Census.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

1. Review/Reports relative to Proposed/Active Condemnations NOT REQUIRING a public hearing.

- a. Issuance of subpoena to owners located at 4420 New Weis Road to provide status of condemnation.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve Issuance of subpoena to owners located at 4420 New Weis Road to provide status of condemnation.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

2. Review/Reports relative to Proposed/Active Condemnations REQUIRING a public hearing.

P. REPORTS FROM DEPARTMENT HEADS

1. Receive Inspection Report for the month of October 2021.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

To Receive Inspection Report for the month of October 2021.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

Mayor Amrhein spoke to the council members and said that an offer has been made to hire a new Planning and Zoning Director. Councilman LeBlanc asked how the parking arrangements were going to be handled on election days. Councilman Nezianya recognized all veterans, including Councilman Montgomery, Councilman LeBlanc, and City employees. Councilman Montgomery speaks regarding trash pickup in his district. Councilwoman O'Brien speaks regarding the council's own legal representation.

R. ADJOURNMENT

The meeting was adjourned at 7:39 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, November 09, 2021, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council