

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, December 14, 2021, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, December 14, 2021, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Carlton Johnson-Zachary High School Football Team

Pledge of Allegiance by Katelyn Dorsey – Zachary High School Student Government Association

**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

**D. READING OF THE MINUTES**

1. Approval of Minutes of the November 23, 2021, 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 Minutes of the November 23, 2021, regular meeting and to approve them with corrections as noted.

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

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

1. Introduction and recognition of Zachary High School Student Government Association Officers.

Mayor Amrhein introduced the Zachary High School Student Government Association Officers and the Zachary High School football teams' quarterback and free safety.

**F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS**

**1. Street/Road Projects**

**2. Sewer**

a. Pay Request No. 1 for the Generator Project

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Pay Request No. 1 for the Generator Project in the amount of \$488,313.72.

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

**3. Subdivision Inspections**

**4. Water and Gas Projects**

**5. Other Projects**

a. Request to Advertise for Bids for the East Meadow Subdivision Drainage Improvements.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve a Request to Advertise for Bids for the East Meadow Subdivision Drainage Improvements.

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

**G. PRESENTATION OF DELEGATIONS**

**1. Requests to Speak**

Monica Jackson, Billing and Cashier Supervisor introduced Marjorie Torres, East Baton Rouge Emergency Rental Assistance Program. Ms. Torres spoke to Mayor Amrhein and council members regarding the assistance in helping to pay utilities for citizens of Zachary.

Michael Jansheski, 8922 Munson Drive, Zachary, was present to speak regarding a speed study that he has been doing on Munson Drive.

**2. Hardship Waivers**

**3. Other Variances**

- a. Waiver Request – Curtis Hymel – 9850 Angus Avenue – construction of a wooden fence instead of a masonry wall.

The motion was made by Councilwoman O’Brien

The motion was seconded by Councilman LeBlanc

To deny a Waiver Request – Curtis Hymel – 9850 Angus Avenue – construction of a wooden fence instead of a masonry wall.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- b. Waiver Request – 4715 Fleming Drive – encroachment upon a 5 ft setback and a secondary electrical meter.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To approve a Waiver Request – 4715 Fleming Drive – encroachment upon a 5 ft setback and a secondary electrical meter.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

**4. Exceptions to Regulations**

**H. ACTION MANDATED BY HOME RULE CHARTER**

- 1. Introduction and council approval of Bryant Dixon, as the new Planning and Zoning Director.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To approve Bryant Dixon, as the new Planning and Zoning Director.

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

**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. Development Plan Review - 5905 Hwy 19

Mayor Amrhein opened the PUBLIC HEARING at 7:18. Cynthia Miller was present to speak in favor of the development plan. There being no one else to speak in favor or against the development plan review Mayor Amrhein closed the PUBLIC HEARING at 7:36 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To approve the development plan review with the conditions of approval of the landscaping waiver, and approval of the planning department and inspection department, and to review at the February 22, 2021, council meeting.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

**6. Other Matters**

**J. PAYMENT OF BILLS**

1. Receive accounts payable report for November 2021 and the natural gas bill when it is received.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To Receive accounts payable report for November 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**

1. **Adoption of Ordinance 2021-23** 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

Mayor Amrhein opened the PUBLIC HEARING at 7:59 p.m. There being no one to speak in favor or against the adoption Mayor Amrhein closed the PUBLIC HEARING at 8:02 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the **Adoption of Ordinance 2021-23** 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.

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. Discussion of issuance of a subpoena to Dustin Cleveland, regarding a Cease and Desist; violation of the City of Zachary's code of ordinances; 5011 Kennedy Drive, Zachary, La 70791.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilwoman O'Brien

To approve to issue a subpoena to Dustin Cleveland; 5011 Kennedy Drive, Zachary, La.

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

2. Discussion regarding City of Zachary employee pay raises due to the cost of living rising so rapidly post pandemic.

Mayor Amrhein suggested that discussion needed to be started for the new budget and a workshop will be scheduled in January 2022.

**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.**
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 November 2021.  
The motion was made by Councilman Nezianya  
The motion was seconded by Councilwoman O'Brien  
To Receive Inspection Report for the month of November 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)**

Councilwoman O'Brien spoke to Mayor Amrhein and council members regarding setting up a workshop on January 11, 2022, at 12:00 p.m. to discuss the Downtown Project.

**R. ADJOURNMENT**

The meeting was adjourned at 8:18 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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**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, December 14, 2021, a proper quorum being there and then present.

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