

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, December 28, 2021, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Pro Temp Montgomery called the meeting to order at 6:30 p.m., on Tuesday, December 28, 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 Councilman LeBlanc

**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

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 December 14, 2021, regular meeting and to 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 December 14, 2021, regular meeting and to approve them as written.

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

Councilman Nezianya announced that Kathi Brumley's last day with the city was December 29, 2021, and that she has retired. Councilman Nezianya thanked her for her service at the city.

**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. Michael Strickland – Munson Hills utility services  
Councilwoman O'Brien spoke to the council members regarding the cost of installing utility lines to the new development. Mr. Strickland spoke to the council members and explained that the development was inside city limits and said that all residents living inside city limits should have access to city utilities. Mr. Hopewell spoke and explained that the city typically does not extend utility lines to the newer subdivisions that are developed that far out.

Mr. and Mrs. Langford, 6950 Woodland Drive, Zachary, spoke to council members regarding a neighbor that has built a barrier around the property. They expressed concerns of flooding. Mr. Hopewell explained that a cease-and-desist letter has gone out to the homeowner.

**2. Hardship Waivers**

**3. Other Variances**

a. Waiver Request – Curtis Hymel – 9850 Angus Avenue – construction of a wooden fence instead of a masonry wall.  
After council discussion, no other action was taken on this item.

b. Michael & Jean Smith – request to renew building permit located at 4322 Cherry Court, Zachary.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve Michael & Jean Smith – request to renew building permit located at

4322 Cherry Court, Zachary. The homeowners said the house was 98% complete.

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 December 06, 2021, of the Planning Commission and the Minutes of the Regular meeting of December 06, 2021, of the Zoning Commission.**

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

**To Receive Minutes of the Regular meeting of December 06, 2021, of the Planning Commission and the Minutes of the Regular meeting of December 06, 2021, of the Zoning Commission.**

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

**2. Receive consent agenda items of the Regular meeting of \_\_\_\_\_ of the Planning Commission and the consent agenda items of the Regular meeting of \_\_\_\_\_ of the Zoning Commission.**

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

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

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

**a. 19680 Highway 964 Development Plan**

Mayor Pro Temp Montgomery opened the PUBLIC HEARING at 7:20 p.m. Richard Carroll, 4545 40<sup>th</sup> Street was present to speak in favor of the development plan. There being no one else to speak in favor or against the development plan Mayor Pro Temp Montgomery closed the PUBLIC HEARING at 7:26 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To table 19680 Highway 964 Development Plan.

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

b. Lane Regional Medical Center Expansion Development Plan  
Mayor Pro Temp Montgomery opened the PUBLIC HEARING at 7:27 p.m. Sam Bohannon was present to speak in favor of the expansion development plan. There being no one else to speak in favor or against the development plan Mayor Pro Temp Montgomery closed the PUBLIC HEARING at 7:36 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the Lane Regional Medical Center Expansion Development Plan with all waivers and conditions listed in the staff report.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

c. MacHost Tract 1-A-5 Subdivision and Development Plan  
Mayor Pro Temp Montgomery opened the PUBLIC HEARING at 7:37 p.m. Pete Firmin, 9811 Mammoth Avenue, Baton Rouge, was present to speak in favor of the subdivision and development plan. There being no one else to speak in favor or against the development plan Mayor Pro Temp Montgomery closed the PUBLIC HEARING at 7:51 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To approve the MacHost Tract 1-A-5 Subdivision and Development Plan.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

**7. Other Matters**

**8. Zone Of Influence**

a. Zone Influence Subdivision – 53276-SS Lot 3 of the G.C. Mills Homeplace and Portion of a 4.03-acre Triangular lot formerly part of the Bowman Carney Estate into Tracts 1,2,3.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve A RECOMMENDATION NO OBJECTION OF Zone Influence Subdivision – 53276-SS Lot 3 of the G.C. Mills Homeplace and Portion of a 4.03-acre Triangular lot formerly part of the Bowman Carney Estate into Tracts 1,2,3.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

- b. Zone of Influence Subdivision – 53263-SS Tract A-2 of the Sherbourne Tract into A-2-Y and A-2-Z.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve A RECOMMENDATION OF NO OBJECTION OF Zone Influence Subdivision – 53263-SS Tract A-2 of the Sherbourne Tract into A-2-Y and A-2-Z.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

**K. BUDGET AND FINANCIAL MATTER**

- 1. Receive the Balance Sheet and Income statement as of November 30, 2021

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To receive the Balance Sheet and Income statement as of November 30, 2021.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Landry

ABSTAINED: None

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

**M. OLD BUSINESS PENDING**

- 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.

Jules Chauvin, 5011 Kennedy Street, Zachary, was present to speak to council members regarding the violation of the city codes of ordinances. Mr. Chauvin explained that he suffers from PTSD and that he trains dogs. He explained that he does not operate a business from his residence. He explained that the dogs would be moved within three months. Charles Bolden, 4987 Kennedy Street, was present to say that the dogs are constantly barking and that he has seen Mr. Chauvin training the dogs in the front yard. Perry and Lovenia Williams, 4902 St. Louis Street, Zachary, were present to explain to council members that the dogs bark all the time and their quality of life has gone down since Mr. Chauvin moved to the house in February. Allen Bridier was also present to speak to council members about the issue. Mr. Hopewell spoke and said that Chief McDavid would be contacted to investigate the issue.

2. Discussion of 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 table and leave on the agenda until the owner has been served the subpoena.  
YEAS: Nezianya, LeBlanc, O'Brien, Montgomery  
NAYS: None  
ABSENT: Landry  
ABSTAINED: None

**N. NEW BUSINESS**

1. Discussion and Approval of the 2022 City of Zachary Holidays.

The motion was made by Councilman Nezianya  
The motion was seconded by Councilwoman O'Brien  
To approve the 2022 City of Zachary Holidays.  
YEAS: Nezianya, LeBlanc, O'Brien, Montgomery  
NAYS: None  
ABSENT: Landry  
ABSTAINED: None

2. Discussion and Approval of the 2022 Council Meeting Dates.

The motion was made by Councilman Nezianya  
The motion was seconded by Councilman Montgomery  
To approve the 2022 Council Meeting Dates.  
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 Councilman Montgomery  
The motion was seconded by Councilwoman O'Brien  
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**

**Q. ADJOURNMENT**

The meeting was adjourned at 9:04 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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**Councilman Montgomery, Mayor Pro Temp**

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, December 28, 2021, a proper quorum being there and then present.

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