

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, May 26, 2020, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday May 26, 2020 at the Zachary City Hall located at 4700 Main Street, Zachary, LA and then turned the meeting over to the Mayor Pro Temp, Laura O'Brien.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Nezianya  
Pledge of Allegiance by Councilman Landry

**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 May 12, 2020 regular meeting and approve them as written.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve the Minutes of the May 12, 2020 regular meeting and approve them as written.

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

**E. HONORS, RECOGNITIONS AND INTRODUCTIONS**

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

**1. Street/Road Projects**

- a. Road Project Mae Street and City Yard Parking Lot Change Order 2 (Final)

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

To approve Road Project Mae Street and City Yard Parking Lot Change Order 2

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

- b. Road Project Phase II - Pay Request 5

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

To approve Road Project Phase II - Pay Request 5

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

- c. Road Project Phase II – Substantial Completion Certificate

The motion was made by Councilman Landry  
The motion was seconded by Councilwoman O'Brien

To approve Road Project Phase II – Substantial Completion Certificate

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

**2. Sewer**

**3. Subdivision Inspections**

**4. Water and Gas Projects**

**5. Other Projects**

**G. PRESENTATION OF DELEGATIONS**

1. **Requests to Speak**
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 May 4, 2020 of the Planning Commission and the Minutes of the Regular meeting of May 4, 2020 of the Zoning Commission.**

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

**To Receive Minutes of the Regular meeting of May 4, 2020 of the Planning Commission and the Minutes of the Regular meeting of May 4, 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. Resubdivision - Lot 2-A-3 of the Ike Bozeman Tract (20555 Plank Rd.)  
Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:34 p.m.  
David Crocran was present to speak in favor of the resubdivision. There being no one else to speak in favor or against the resubdivision Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:37 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Morgan

To approve a Resubdivision - Lot 2-A-3 of the Ike Bozeman Tract (20555 Plank Rd.)

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

b. Final Plat - The Reserve Subdivision (Port Hudson-Pride Rd.)  
Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:37 p.m.

Mike Caccavo, 1239 Patriot Crossing, Zachary, La 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 Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:42 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve the Final Plat - The Reserve Subdivision (Port Hudson-Pride Rd.) contingent upon completion of punch list.

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

c. Site Plan - Beauty Salon (New Weis Rd.)

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 6:42 p.m. Narvel Hamilton was present to speak in favor for the owner. Shavon Humphrey was also present to speak in favor of the site plan. There being no one else to speak in favor or against the site plan Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 6:59 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Site Plan - Beauty Salon (New Weis Rd.) contingent upon completion of concrete parking lot.

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

d. Site Plan - South Star Urgent Care (5654 Main St.)

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 7:07 p.m. John Hopewell read into the record an email from Winston Parks speaking in favor of the site plan. Mr. Hopewell also read into the record an email from Randy Herring speaking in favor of the site plan. There being no one else to speak in favor or against the site plan Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 7:11 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve a Site Plan - South Star Urgent Care (5654 Main St.) and approve a waiver to allow for a 5' side set back.

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

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

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

a. Rezone – 5654 Main St. (CN to CG)

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 7:15 p.m. John Hopewell read comments from Winston Parks and Randy Herring speaking in favor of the rezone. There being no one else to speak in favor or against the rezone Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 7:16 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve a Rezone – 5654 Main St. (CN to CG)

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

NAYS: None

ABSENT: None

ABSTAINED: None

b. Conditional Use Permit - Manufactured Home - 6434 E. Central

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 7:16 p.m. Mr. Banks, 6434 E. Central Ave was present to speak in favor of the conditional use permit and to say that it is to replace an existing mobile home. Donna Purvis, 6434 E. Central was also present to speak in favor of the conditional use permit. There being no one else to speak in favor or against the rezone Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 7:18 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To approve a Conditional Use Permit - Manufactured Home - 6434 E. Central to be placed on a 3 acre lot instead of a 5 acre lot and to waiver the side setbacks.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

**6. Other Zoning Matters**

**J. APPROVE PAYMENT OF BILLS**

**K. BUDGET AND FINANCIAL MATTERS**

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

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Landry

To Receive the Balance Sheet and Income statement as of April 30, 2020

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

**M. OLD BUSINESS PENDING**

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)

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To table the **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

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

NAYS: None

ABSENT: None

ABSTAINED: None

**N. NEW BUSINESS**

1. **Public Hearing and Adoption of Ordinance 2020-07** An ordinance providing for a reduction of the interest rate on the outstanding Public Street Bonds, Series 2013, of the City of Zachary, State of Louisiana, providing for the employment of bond counsel and providing for other matters in connection therewith.

Mayor Pro Tempore O'Brien declared a PUBLIC HEARING to be in session at 7:23 p.m. There being no one to speak in favor or against the adoption Mayor Pro Tempore O'Brien declared the PUBLIC HEARING to be closed at 7:23 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Morgan

To approve the **Adoption of Ordinance 2020-07** An ordinance providing for a reduction of the interest rate on the outstanding Public Street Bonds, Series 2013, of the City of Zachary, State of Louisiana, providing for the employment of bond counsel and providing for other matters in connection therewith

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

NAYS: None

ABSENT: None

ABSTAINED: None

2. **Public Hearing and Adoption of Ordinance 2020-08** AUTHORIZING THE CITY OF ZACHARY TO AMEND AND CORRECT CERTAIN

DEPARTMENTAL BUDGETS IN THE GENERAL FUND UTILITY FUND AND SPECIAL REVENUE FUND FOR THE FISCAL YEAR COMMENCING JULY 1, 2019 AND ENDING JUNE 30, 2020.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Morgan

To table the **Public Hearing and Adoption of Ordinance 2020-08**

AUTHORIZING THE CITY OF ZACHARY TO AMEND AND CORRECT CERTAIN DEPARTMENTAL BUDGETS IN THE GENERAL FUND UTILITY FUND AND SPECIAL REVENUE FUND FOR THE FISCAL YEAR COMMENCING JULY 1, 2019 AND ENDING JUNE 30, 2020.

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

NAYS: None

ABSENT: None

ABSTAINED: None

3. **Public Hearing and Adoption of Ordinance 2020-09** AUTHORIZING THE CITY OF ZACHARY TO IMPLEMENT THE GENERAL FUND, UTILITY FUND, SPECIAL REVENUE FUND AND CAPITAL IMPROVEMENT FUND BUDGETS FOR THE FISCAL YEAR COMMENCING JULY 1, 2020 AND ENDING JUNE 30, 2021.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Morgan

To table a **Public Hearing and Adoption of Ordinance 2020-09** AUTHORIZING THE CITY OF ZACHARY TO IMPLEMENT THE GENERAL FUND, UTILITY FUND, SPECIAL REVENUE FUND AND CAPITAL IMPROVEMENT FUND BUDGETS FOR THE FISCAL YEAR COMMENCING JULY 1, 2020 AND ENDING JUNE 30, 2021.

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

NAYS: None

ABSENT: None

ABSTAINED: None

4. Approval of Mayoral appointment upon recommendation of City Attorney in accordance with §4-03 (C) of the HRC for the City of Zachary of L. T. Dupre' to Assistant City Attorney Position and to allow the Mayor to negotiate compensation of the same.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve the appointment upon recommendation of City Attorney in accordance with §4-03 (C) of the HRC for the City of Zachary of L. T. Dupre' to Assistant City Attorney Position and to allow the Mayor to negotiate compensation of the same.

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

NAYS: None

ABSENT: None

ABSTAINED: None

5. Discussion And Request For Ordinance To Fix The Annual Property Millage Rate For 2020 And To Establish The Rate Of Taxation And Levy A Tax To Defray Expenses Of Operation Of The City Government For All General Purposes For The Year 2020 On All Taxable Property Within The Collection Of The Same And For Other Matters In Connection Therewith.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve a Request For Ordinance To Fix The Annual Property Millage Rate For 2020 And To Establish The Rate Of Taxation And Levy A Tax To Defray Expenses Of Operation Of The City Government For All General Purposes For The Year 2020 On All Taxable Property Within The Collection Of The Same And For Other Matters In Connection Therewith.

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

NAYS: None

ABSENT: None

ABSTAINED: None

6. LSA RS 43:141 -Official selection of The Advocate as the Official Journal for City of Zachary for next Fiscal Year.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Landry

To approve LSA RS 43:141 -Official selection of The Advocate as the Official Journal for City of Zachary for next Fiscal Year.

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

NAYS: None

ABSENT: None

ABSTAINED: None

7. Discussion and request for City Council resolution to create and to implement a LA Const. Art. 7, § 14 (B) "program of social need" to address the class, qualifications, terms and implementation of an installment payment plan for residents that due to financial difficulties were unable to pay their utility bills on time due to the Covid-19 health crisis.

The motion was made by Councilman Landry

The motion was seconded by Councilman Morgan

To approve a request for City Council resolution to create and to implement a LA Const. Art. 7, § 14 (B) "program of social need" to address the class, qualifications, terms and implementation of an installment payment plan for residents that due to financial difficulties were unable to pay their utility bills on time due to the Covid-19 health crisis.

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

NAYS: None

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. 4267 39<sup>th</sup> Street Fire

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve to add 4267 39<sup>th</sup> Street Fire to the condemnation list.

YEAS: Nezianya, Morgan, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: O'Brien

**P. REPORTS FROM DEPARTMENT HEADS**

1. Inspection Report as of April 2020.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To receive the Inspection Report as of April 2020.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

There was discussion regarding signs, donation bins, abandoned vehicles, and feather flags. Council members spoke on code enforcement for the city.

**R. ADJOURNMENT**

The meeting was adjourned at 8:09 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 Tuesday, May 26, 2020 a proper quorum being there and then present.