

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, June 28, 2022, 6:30 P.M.**

A. CALL TO ORDER

Mayor Pro Temp LeBlanc called the meeting to order at 6:30 p.m., on Tuesday, June 28, 2022, 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 Thornton

C. OPENING PROCEDURES

1. ROLL CALL

COUNCIL MEMBERS
Francis Nezianya – District 1
John LeBlanc– District 2
Laura O’Brien – District 3
Bruce Thornton – District 4
Lael Montgomery – District 5

ABSENT
David Amrhein

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 are 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 June 14, 2022, regular meeting and approve them as written.

The motion was made by Councilwoman O’Brien

The motion was seconded by Councilman LeBlanc

To approve the Minutes of the June 14, 2022, regular meeting and approve them as written.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

E. HONORS, RECOGNITIONS, AND INTRODUCTIONS

- a. Zachary High School Wrestler, Matt Umali, academic performance, and Jujitsu medalist.
(No one was present at the meeting)

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. Attorney Dele A. Adebamiji, candidate for District Judge, 19th JDC, Division G - Section 2 in EBR Parish.

Mr. Adebamiji was present to introduce himself to council members as a candidate for the District Judge, 19th JDC, Division G – Section 2 seat.

- b. Smithfield Subdivision Residents – regarding issues they are having with the residents located at 4496 Cherry Court (Councilman Montgomery)

Councilman Montgomery raised concerns regarding yellow poles and wire in the cul-de-sac at the end of Cherry Court. Due to confusion regarding this item and how it read on the agenda, other issues were brought to the councils' attention. The Smithfield Subdivision residents were also present to speak to council members regarding issues with horses, riding four wheelers, and diesel trucks. Mike Smith, 4322 Cherry Court, Zachary, was present to speak to council members on these issues. Bryant Dixon, Planning and Zoning director, spoke regarding the issues and said that the owner and the renter had been served with paperwork regarding these issues. Councilman Neziyana spoke and asked to if the item could be tabled so that the City could find out who owns the property. Councilman Montgomery asked several times who constructed the post and wire in the cul -de-sac. At this time, Councilman Montgomery brought forth a motion to have all persons named in the construction of the posts and wire but died due to a lack of a second.

2. Hardship Waivers

3. Other Variances

- a. Waiver Request – Brandon Heinrich – 4637 Fleming Street – regarding side property setback encroachment

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To approve a Waiver Request – Brandon Heinrich – 4637 Fleming Street – regarding side property setback encroachment.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

- b. Waiver Request – Deborah Bellingham – 4524 Virginia Street – variance request for two (2) 75” televisions to be used as attached marquee signs to serve an existing business, other than what the UDC allows.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilman Montgomery

To approve a Waiver Request – Deborah Bellingham – 4524 Virginia Street – variance request for two (2) 75” televisions to be used as attached marquee signs to serve an existing business, other than what the UDC allows.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

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 June 6, 2022, of the Planning Commission and the Minutes of the Regular meeting of June 6, 2022, of the Zoning Commission.**

The motion was made by Councilwoman O’Brien

The motion was seconded by Councilman LeBlanc

To Receive Minutes of the Regular meeting of June 06, 2022, of the Planning Commission and the Minutes of the Regular meeting of June 06, 2022, of the Zoning Commission.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

- 2. **Planning Matters REQUIRING a Public Hearing**

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

4. Zoning Matters REQUIRING a Public Hearing

- a. **CUP - T’Quilas of Zachary (5647 Main Street, Suite F)** – Proposed restaurant requesting a conditional use permit for the sale of alcoholic beverages.

Councilman LeBlanc opened the PUBLIC HEARING at 7:27 p.m. Alex, owner/manager, 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 Councilman LeBlanc closed the PUBLIC HEARING at 7:29 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To approve a **CUP - T’Quilas of Zachary (5647 Main Street, Suite F)** – Proposed restaurant requesting a conditional use permit for the sale of alcoholic beverages.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

5. Zoning Matters NOT Requiring Public Hearing

6. Other Matters

J. APPROVE PAYMENT OF BILLS

K. BUDGET AND FINANCIAL MATTERS

1. Receive the Balance Sheet and Income statement as of May 31, 2022.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilman Nezianya

To Receive the Balance Sheet and Income statement as of May 31, 2022.

YEAS: Nezianya, LeBlanc, O’Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

L. OLD BUSINESS PENDING FOR FINAL ACTION

M. OLD BUSINESS PENDING

N. NEW BUSINESS

1. Update on hearing on rule by subpoena to owners of property located at 5714 Joan St. regarding the continued inadequate condition of a pool fence and lack of required enclosure as a code violation.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To remove the item from the agenda as per Scott Masterson, Chief Building Official Recommendation, due to the issue being resolved.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

2. Update on discussion concerning an increase in local sales taxes to be proposed on the fall 2022 ballot calling for a vote with the purpose of the increase in such sales taxes being to fund salaries for all city employees.
(No action was taken on this item)

3. Discussion regarding City of Zachary services for Shelmire Lane, drainage maintenance, and road repairs, etc.
(No action was taken on this item)

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

1. Review/Reports relative to Proposed/Active Condemnations

- a. Continuation of subpoena to owners located at 4420 New Weis Road to provide status of condemnation (Tabled until the September 13, 2022 meeting) (John Hopewell)

P. REPORTS FROM DEPARTMENT HEADS

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

R. ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

CERTIFICATION

**Dana LeJeune, Clerk of City Council
CITY OF ZACHARY
PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA**

John LeBlanc, 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, June 28, 2022, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council