

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, July 26, 2022, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, July 26, 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 James Deslatte, Boy Scout Troop 51

**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

Bruce Thornton – 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 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 July 12, 2022, regular meeting and approve them as written.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve the July 12, 2022, regular meeting and approve them as written.

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

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

1. Zachary High School Wrestler, Matt Umali, academic performance, and Jujitsu medalist (Councilman Montgomery)

No one was present to accept the award.

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

**1. Street/Road Projects**

**2. Sewer**

- a. 2018 HMGP/FEMA – 4277 – DR - LA Generator Project  
The motion was made by Councilwoman O'Brien  
The motion was seconded by Councilman LeBlanc

To approve the 2018 HMGP/FEMA – 4277 – DR - LA Generator Project pay estimate in the amount of \$34,619.88.

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

**3. Subdivision Inspections**

**4. Water and Gas Projects**

**5. Other Projects**

- a. Approval of bid for the Zachary Youth Park Artificial Field Turf Improvements.

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

To approve the bid for the Zachary Youth Park Artificial Field Turf Improvements and award the job to Geosurfaces, Inc.in the amount of \$591,000.00.

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

**G. PRESENTATION OF DELEGATIONS**

**1. Requests to Speak**

James Deslatte, of Boy Scout Troop 51 was present to speak to Mayor Amrhein and council members to get ideas of projects that he could do to earn his Eagle Rank. Councilman Montgomery spoke regarding an incident that happened after the council meeting on July 12, 2022 in the City Hall parking lot.

**2. Hardship Waivers**

**3. Other Variances**

- a. Waiver Request – 5145 Main Street Ste H – waiver for a smaller grease interceptor than required.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the Waiver Request – 5145 Main Street Ste H – waiver for a smaller grease.

After discussion regarding the size of the grease trap Councilman Nezianya withdrew his motion. Thereafter,

The motion was made by Councilman LeBlanc

The motion was seconded by Councilwoman O’Brien

To deny a Waiver Request – 5145 Main Street Ste H – waiver for a smaller grease interceptor than required.

YEAS: Nezianya, LeBlanc, O’Brien

NAYS: None

ABSENT: Thornton, Montgomery

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 July 11, 2022 of the Planning Commission and the Minutes of the Regular meeting of July 11, 2022 of the Zoning Commission.**

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

**To Receive Minutes of the Regular meeting of July 11, 2022 of the Planning Commission and the Minutes of the Regular meeting of July 11, 2022 of the Zoning Commission.**

YEAS: Nezianya, LeBlanc, O’Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

**2. Consent Agenda**

- a. **Subdivision of Property - Lot C-6-A of the Gilbert C. Mills Tract** located at 22000-23000 Old Scenic Hwy, for a proposed resubdivision of Lot C-6-A of the Gilbert C. Mills Tract into Lot C-6-A-1 and Lot C-6-A-2  
The motion was made by Councilman LeBlanc  
The motion was seconded by Councilman Nezianya

To approve the consent agenda.

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

- b. **Subdivision of Property Lot C-7 of the A.C. Mills Estate** located at 22520 Old Scenic Hwy, for a proposed resubdivision of Lot C-7 of the A.C. Mills Estate into Lot C-7-A and Lot C-7-B  
The motion was made by Councilman Montgomery  
The motion was seconded by Councilman LeBlanc

To approve the consent agenda.

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

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

- a. **Subdivision of Property Lot A-1-B Mattie Y. Zimmerman Tract** located at 575 Zimmerman Road, for a proposed resubdivision of Lot A-1-B Mattie Y. Zimmerman Tract into Lot A-1-B-1 and Lot A-1-B-2

Mayor Amrhein opened the PUBLIC HEARING at 6:59 p.m. Randy Bouley, 18835 Old Scenic Hwy, Zachary, was present to speak in favor of the subdivision and asked to defer the item until the August 09, 2022 meeting. The public hearing was left opened.

- b. **TND Concept Plan - Americana Zachary Revision** located at 1122 Americana Blvd, for a proposed revisions to the Americana TND Concept Plan to revise setbacks and update development standards.

Mayor Amrhein opened the PUBLIC HEARING at 7:04 p.m. There being no one to speak in favor or against the TND Concept Plan Mayor Amrhein closed the PUBLIC HEARING at 7:06 p.m.

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

To approve a **TND Concept Plan - Americana Zachary Revision** located at 1122

Americana Blvd, for a proposed revisions to the Americana TND Concept Plan to revise setbacks and update development standards.

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

- c. **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6 Preliminary Plat Revision 1** located at 1122 Americana Blvd for a proposed revision to the Phase 6 boundaries and the removal of 14 lots.

Mayor Amrhein opened the PUBLIC HEARING at 7:06 p.m. There being no one to speak in favor or against the **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6 Preliminary Plat Revision 1** Mayor Amrhein closed the PUBLIC HEARING at 7:07 p.m.

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

To approve a **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6 Preliminary Plat Revision 1** located at 1122 Americana Blvd for a proposed revision to the Phase 6 boundaries and the removal of 14 lots.

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

- d. **Standard Subdivision Final Plat - Americana Zachary Phase 6 Final Plat** located at 1122 Americana Blvd, for a proposed final plat for Phase 6 consisting of 18 lots.

Mayor Amrhein opened the PUBLIC HEARING at 7:08 p.m. There being no one to speak in favor or against the **Standard Subdivision Final Plat - Americana Zachary Phase 6 Final Plat** Mayor Amrhein closed the PUBLIC HEARING at 7:08 p.m.

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

To approve a **Standard Subdivision Final Plat - Americana Zachary Phase 6 Final Plat** located at 1122 Americana Blvd, for a proposed final plat for Phase 6 consisting of 18 lots.

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

- e. **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6.5 Preliminary Plat** located at 1122 Americana Blvd for a proposed preliminary plat consisting of 14 lots previously located in Phase 6.

Mayor Amrhein opened the PUBLIC HEARING at 7:09 p.m. There being no one to speak in favor or against the **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6.5 Preliminary Plat** Mayor Amrhein closed the PUBLIC HEARING at 7:10 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve a **Standard Subdivision Preliminary Plat - Americana Zachary Phase 6.5 Preliminary Plat** located at 1122 Americana Blvd for a proposed preliminary plat consisting of 14 lots previously located in Phase 6.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

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

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

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

**7. Other Matters**

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

1. Receive the Balance Sheet and Income statement as of June 30, 2022

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To Receive the Balance Sheet and Income statement as of June 30, 2022.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery

NAYS: None

ABSENT: Thornton

ABSTAINED: None

**K. BUDGET AND FINANCIAL MATTERS**

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. Discussion of noise ordinance

John Hopewell, City Attorney, was present to speak to council members and asked for input regarding what type of ordinance to create.

2. Request for approval for a three-way stop sign on Jane Marie and Rita Street

The motion was made by Councilman LeBlanc  
The motion was seconded by Councilwoman O'Brien  
To approve to install a three-way stop sign on Jane Marie and Rita Street.

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

3. Discussion and/or approval of stop signs at Avenue F and K, Avenue E and K, and at Rankin Street.

The motion was made by Councilman Nezianya  
The motion was seconded by Councilwoman O'Brien  
To approve to install a stop sign at Avenue F and K, Avenue E and K, and at Rankin Street.

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

4. Discussion of flooding issues on Rankin Street  
Councilman Montgomery spoke regarding a ditch that seemed to be cover up that is causing flooding issues. Mayor Amrhein spoke and explained that there was not a City drainage servitude there and that it was on private property.

5. Discussion and approval of a Resolution by the Zachary City Council, at a meeting duly convened, that the fire and police department members of the Zachary Municipal Fire and Police Civil Service Board shall not be required to be a resident of East Baton Rouge Parish and shall not be required to be a resident or a qualified voter of the municipality in which they are appointed to serve.

The motion was made by Councilwoman O'Brien  
The motion was seconded by Councilman LeBlanc  
To approve a Resolution by the Zachary City Council, at a meeting duly convened, that the fire and police department members of the Zachary Municipal Fire and Police Civil Service Board shall not be required to be a resident of East Baton Rouge Parish and shall not be required to be a resident or a qualified voter of the municipality in which they are appointed to serve.

YEAS: Nezianya, LeBlanc, O'Brien, Montgomery  
NAYS: None  
ABSENT: Thornton  
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. Update 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**

- 1. Receive the inspection Report for the month of June 2022.  
The motion was made by Councilman Nezianya  
The motion was seconded by Councilman LeBlanc  
To receive the inspection Report for the month of June 2022.  
YEAS: Nezianya, LeBlanc, O'Brien, Montgomery  
NAYS: None  
ABSENT: Thornton  
ABSTAINED: None

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

John Hopewell was present to speak to Mayor Amrhein and council members regarding his part time assistant. Councilman Montgomery spoke regarding weed liens. There was discussion regarding video of the Planning and Zoning meetings but no action was taken due to it not being on the agenda. Councilwoman O'Brien spoke regarding the public restrooms for the downtown area. Mayor Amrhein spoke regarding the November 8, 2022 meeting being on election day and asked for this item to be on the next council agenda. Councilman LeBlanc spoke regarding the stripping on Hwy 64 by Cane's and Murphy's. Mayor Amrhein spoke and said that the City engineer will look into the issue. Councilman LeBlanc also asked if DOTD would look into the ditches on 964 that are overgrown.

**R. ADJOURNMENT**

The meeting was adjourned at 7:49 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, July 26, 2022, a proper quorum being there and then present.



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