

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, September 13, 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, September 13, 2022, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Thornton

Pledge of Allegiance by Councilwoman O'Brien

**C. OPENING PROCEDURES**

**1. ROLL CALL**

COUNCIL MEMBERS

Francis Neziانيا – District 1

John LeBlanc– District 2

Laura O'Brien – District 3

Bruce Thornton – District 4

Lael Montgomery – District 5

ABSENT

Mayor 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 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 August 23, 2022, regular meeting and approve them as written.

The motion was made by Councilman Neziانيا

The motion was seconded by Councilman LeBlanc

To approve the Minutes of the August 23, 2022, regular meeting and approve them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

1. Zachary Back to School family Day coordinators  
Councilman LeBlanc recognized Tony McGhee, Crystal McGhee, Faline Keller, Cynthia Bentley, and Ginger Lumpkins for their dedication to the Zachary Back To School Family Day.

**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. Gail Horne Ray, candidate for the Section 2, Division G judge of the Louisiana 19th Judicial District Court  
No one was present 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 \_\_\_\_\_ 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**

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

- a. **ZOI – 53835-SS (James R Smith Tract)** – Proposed resubdivision of Lot A-1 & B-1 into Lots A-1-A, A-1-B, B-1-A, and B-1-B

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a recommendation of **no objection** for a **ZOI – 53835-SS (James R Smith Tract)** – Proposed resubdivision of Lot A-1 & B-1 into Lots A-1-A, A-1-B, B-1-A, and B-1-B, on property located on West Port Hudson Plains Road.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **ZOI – 53836-SS (Lizzie W Jackson Tract)** – Proposed resubdivision of Lot 1 into Lots 1-A, 1-B, and 1-C

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve a recommendation of **no objection** for a **ZOI – 53836-SS (Lizzie W Jackson Tract)** – Proposed resubdivision of Lot 1 into Lots 1-A, 1-B, and 1-C.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. **ZOI – 53837-EOP (George Lambert & Glenn Dupree Tract)** – Proposed exchange of property between Tract 4-C-1-A & Tract 4-C-2-A into Tracts 4-C-1-A-1 & 4-C-2-A-1

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a recommendation of **no objection** for a **ZOI – 53837-EOP (George Lambert & Glenn Dupree Tract)** – Proposed exchange of property between Tract 4-C-1-A & Tract 4-C-2-A into Tracts 4-C-1-A-1 & 4-C-2-A-1.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- d. **ZOI – 53853-SS (Presbyterian Church of Buhler's Property)** – Proposed resubdivision of Tract 1 into Tracts A-1, A-2, and A-3

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a recommendation of **no objection** for a **ZOI – 53853-SS (Presbyterian Church of Buhler's Property)** – Proposed resubdivision of Tract 1 into Tracts A-1, A-2, and A-3.

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

**6. Other Matters**

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

1. Receive accounts payable for August 2022 and the natural gas bill when it is received.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To Receive the accounts payable for August 2022 and the natural gas bill when it is received.

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

**K. BUDGET AND FINANCIAL MATTERS**

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. Discussion and council approval of bids for the new Police Department Complex and to award bid to Stuart & Company.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To approve acceptance of the bids for the for the new Police Department Complex and to award the bid to the lowest bidder condition upon financing and state bond commission approval.

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

2. Discussion regarding commercial general zoning as per the Zachary Unified Development Code.

Councilwoman O'Brien asked Zachary Planning Director, Bryant Dixon, how residential building could be removed from CG zoning. Mr. Dixon spoke and explained how the Fair Housing Act plays apart of the removal and that the zoning map would need to be looked at to move housing into other areas of the city.

3. Approval of a Special event permit to serve alcohol for the Zachary Chamber of Commerce Banquet to be held on October 20, 2022 at St. John the Baptist Catholic Church

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a Special event permit to serve alcohol for the Zachary Chamber of Commerce Banquet to be held on October 20, 2022 at St. John the Baptist Catholic Church.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton

NAYS: Montgomery

ABSENT: None

ABSTAINED: None

4. Discussion regarding 6630 Woodland Drive to destroy and remove weeds, grass, deleterious or unhealthy growths or other noxious matter growing

Councilman Montgomery expressed his concern regarding the resident that abruptly left an earlier council meeting regarding this issue. Councilman Montgomery explained the Zachary Unified Development Code addresses the city cutting grass. An update was given that on August 29, 2022 the grass had been cut at the property. Councilman LeBlanc spoke and said only the front yard was cut. James Graves, Plank Road, Zachary, was present to speak and said that the resident next door had made several attempts to resolve the grass not being cut and that her complaints were never heard. Mr. Graves asked council members questions regarding the business park behind Wal-Mart.

Councilman Nezianya spoke and said that the ordinance regarding grass cutting needed to be amended to clearly state that the city is not responsible for removing trees and thick brush.

5. **Public Hearing and Adoption of Ordinance 2022-13 ORDINANCE CREATING §58-39 OF CHAPTER 58 ENTITLED OFFENSES AND MISCELLANOUS PROVISIONS TO AUTHORIZE ENFORCEMENT BY THE ZACHARY POLICE DEPARTMENT FOR UNNECESSARY NOISE EMANATION OR GENERATION WITHIN THE CITY OF ZACHARY AND FOR ALL OTHER RELATED MATTERS**

Councilman LeBlanc opened the PUBLIC HEARING at 7:32 p.m. Lisa Frosh, 4924 Queens Carriage, Zachary, was present to speak in favor of the adoption. Robert Williams, 2701 Old Towne Road, Zachary, was also present to speak in favor of the adoption. James Graves, Plank Road, Zachary, was present to speak against the adoption due to the measurements listed in the ordinance. Mr. Graves spoke regarding how loud dogs bark and distances between homes. Nita Edwards, 4133 Noble Street, Zachary, also spoke to clarify the measurements.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To table the **Adoption of Ordinance 2022-13 ORDINANCE CREATING §58-39 OF CHAPTER 58 ENTITLED OFFENSES AND MISCELLANOUS PROVISIONS TO AUTHORIZE ENFORCEMENT BY THE ZACHARY POLICE DEPARTMENT FOR**

UNNECESSARY NOISE EMANATION OR GENERATION WITHIN THE CITY OF ZACHARY AND FOR ALL OTHER RELATED MATTERS.

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

6. **Update** regarding Council Request - Discussion of issuance of a subpoena to Kristen Cherico, regarding a Cease and Desist; violation of the City of Zachary's code of ordinances; 5714 Joan Street, Zachary, La 70791 (Bryant Dixon)  
(Set for the September 27, 2022 meeting)

Mr. Hopewell gave a brief update and said that the issue had not been corrected as of that day and reminded council members that the hearing was set to be heard on September 27, 2022.

7. Discussion of the Move VBR Program regarding Pride Port Hudson Road and Rollins Road.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve a resolution to allow the mayor to enter into an agreement for the city of Zachary to take ownership of Pride Port Hudson Road and Rollins Road and in return the Visit Baton Rouge program will move those roads up on the list to be fixed.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a Special event permit to serve alcohol for the Zachary Chamber of Commerce Banquet to be held on October 20, 2022 at St. John the Baptist Catholic Church.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton, 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. Update to owners located at 4420 New Weis Road to provide status of condemnation (Tabled until the September 13, 2022 meeting)

Mr. Hopewell gave an update on the progress of the property and told council members that the City Building Official, Scott Masterson, had been there to see the property and said that substantial improvements had been made.

**P. REPORTS FROM DEPARTMENT HEADS**

1. Inspections report for the month of August 2022

The motion was made by Councilwoman O'Brien  
The motion was seconded by Councilman LeBlanc  
To receive the Inspections report for the month of August 2022.  
YEAS: Nezianya, LeBlanc, O'Brien, Thornton, Montgomery  
NAYS: None  
ABSENT: None  
ABSTAINED: None

**Q. ADJOURNMENT**

The meeting was adjourned at 8:22 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 September 13, 2022, a proper quorum being there and then present.

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