

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, September 27, 2022, 6:30 P.M.**

A. CALL TO ORDER

Mayor Pro Tempore LeBlanc called the meeting to order at 6:30 p.m., on Tuesday, September 27, 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 David Amrhein

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Mayor Pro Tempore LeBlanc 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

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To amend the agenda and move item N3 to G5.

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

NAYS: None

ABSENT: None

ABSTAINED: None

D. READING OF THE MINUTES

1. Approval of Minutes of the September 13, 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 September 13, 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

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

a. Pay Request #1 – Zachary Youth Park Field Improvements

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Pay Request #1 – Zachary Youth Park Field Improvements in the amount of \$ 248,400.00.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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.

Ms. Horne Ray was present to introduce herself and speak of her candidacy for judge for the Section 2, Division G judge of the Louisiana 19th Judicial District Court.

b. Adam Kwentua, candidate for the Section 2, Division G judge of the Louisiana 19th Judicial District Court

Mr. Kwentua was heard later in the meeting.

ALTER AGENDA

NEW BUSINESS

3. Hearing after 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.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve to allow a two-week extension and to give an update at the October 11, 2022 meeting.

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

NAYS: None

ABSENT: None

ABSTAINED: None

RETURN TO REGULAR ORDER

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 September 12, 2022 of the Planning Commission and the Minutes of the Regular meeting of September 12, 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 September 12, 2022 of the Planning Commission and the Minutes of the Regular meeting of September 12, 2022 of the Zoning Commission.

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

NAYS: None

ABSENT: None

ABSTAINED: None

2. **Consent Agenda**
3. **Planning Matters REQUIRING a Public Hearing**

- a. **Resub – Benny’s Carwash** – Proposed resubdivision of Lot C-2-B-2-D-1-C into C-2-B-2-D-1-C-1 and C-2-B-2-D-1-C-2, on property located at 2400-2500 Church Street, Zachary, LA 70791.

Councilman LeBlanc opened the PUBLIC HEARING at 6:43 p.m. Kyle Haigler, was present to speak in favor of the resubdivision. There being no one else to speak in favor or against the resubdivision Councilman LeBlanc closed the PUBLIC HEARING at 6:45 p.m.

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

To approve a **Resub – Benny’s Carwash** – Proposed resubdivision of Lot C-2-B-2-D-1-C into C-2-B-2-D-1-C-1 and C-2-B-2-D-1-C-2, on property located at 2400-2500 Church Street, Zachary, LA 70791.

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

- b. **CUP-MH – (3246 Ramey Drive)** – Proposed manufactured home, on property located at 3246 Ramey Drive, Zachary, LA 70791.

Councilman LeBlanc opened the PUBLIC HEARING at 6:46 p.m. Jared Moore, 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 6:48 p.m.

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

To approve a **CUP-MH – (3246 Ramey Drive)** – Proposed manufactured home, on property located at 3246 Ramey Drive, Zachary, LA 70791.

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

- c. **SP - Zachary Police Department & Training Center** – Proposed 21,300 sf office building/training center for the Zachary Police Department, on property located at 5000-5100 Old Slaughter Road, Zachary, LA 70791

Councilman LeBlanc opened the PUBLIC HEARING at 6:49 p.m. Captain Shawn Pratt was present to speak in favor of the site plan. Ronnie Elsey, 4817 Old Slaughter Rd., Dorothy Harris 5243 Old Slaughter Rd., Rita Costen 5301 Lennox Street, Annie Lee Brown 3729 Shaffett Lane, Reina White 5440 Cathcart Lane, Demetra Teasett 4723 Old Slaughter Rd. was present to speak in opposition of the site plan. Each citizen expressed their concern regarding the location of the site. The citizens also expressed the dislike of the barbed wire on top of the fence and the site being a training facility. There being no one else to speak in favor or against the site plan Councilman LeBlanc closed the PUBLIC HEARING at 7:16 p.m.

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

To approve the **SP - Zachary Police Department & Training Center** – Proposed 21,300 sf office building/training center for the Zachary Police Department, on property located at 5000-5100 Old Slaughter Road, Zachary, LA 70791 with the conditions as discussed regarding access points, fencing, and design landscaping.

YEAS: Nezianya, LeBlanc, O'Brien, Thornton
NAYS: Montgomery
ABSENT: None
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 August 31, 2022.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

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

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

- 1. **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 7:35 p.m. There being no one to speak in favor or against the adoption Councilman LeBlanc closed the PUBLIC HEARING at 7:35 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve 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** with the conditions added as noted.

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

N. NEW BUSINESS

1. Council approval for a Special Counsel Contract – Kean Miller LLP concerning representation before State Bond Commission regarding Law Enforcement Complex Financing.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a Special Counsel Contract – Kean Miller LLP concerning representation before State Bond Commission regarding Law Enforcement Complex Financing.

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

ALTER AGENDA

Adam Kwentua was present at 7:43 p.m. to introduce himself and to speak of his candidacy for judge for the Section 2, Division G judge of the Louisiana 19th Judicial District Court.

RETURN TO REGULAR ORDER

2. Approval of a resolution giving preliminary approval to the issuance of not exceeding Eight Million One Hundred Thousand Dollars (\$8,100,00.00) of Certificates of Indebtedness, Series 2022, of the City of Zachary, Parish of East Baton Rouge, State of Louisiana; providing certain terms of said Certificates; making application to the State Bond Commission for approval of said Certificates; and providing for other matters in connection therewith.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a resolution giving preliminary approval to the issuance of not exceeding Eight Million One Hundred Thousand Dollars (\$8,100,00.00) of Certificates of Indebtedness, Series 2022, of the City of Zachary, Parish of East Baton Rouge, State of Louisiana; providing certain terms of said Certificates; making application to the State Bond Commission for approval of said Certificates; and providing for other matters in connection therewith.

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

John Hopewell announced that the next condemnation meeting would be held on October 5, 2022 at 3:30 p.m.

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 7:53 p.m.

CERTIFICATION

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

John LeBlanc, Mayor Pro Tempore

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, September 27, 2022, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council