

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, November 15, 2022, 6:30 P.M.**

A. CALL TO ORDER

Councilman Montgomery called the meeting to order at 6:30 p.m., on Tuesday, November 15, 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 Councilman Nezianya

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
Mayor David Amrhein

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Councilman Montgomery 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 October 25, 2022, regular meeting and approve them as written.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To approve the Minutes of the October 25, 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

1. Recognition of the Approval for The Home Depot Foundation Grant
(Item was deferred until a later date)

F. CONTRACT ITEMS/CONTRACTS OR ITEMS RELATING TO PROJECTS

1. Street/Road Projects

- a. Road Rehabilitation Pay Request No. 1

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a Road Rehabilitation, Pay Request No. 1 in the amount of \$721,005.92.

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

2. Sewer

3. Subdivision Inspections

4. Water and Gas Projects

5. Other Projects

- a. Youth Park Improvements Pay Request No. 3

The motion was made by Councilman LeBlanc

The motion was seconded by Councilman Montgomery

To approve a Pay Request No. 3 for the Youth Park Project in the amount of \$111,600.00.

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

G. PRESENTATION OF DELEGATIONS

1. Requests to Speak

- a. Pat Friedrich – Discussion regarding stray dogs running loose in the White Oak Street Area.

Ms. Pat Friedrich was present to speak to council members regarding her concerns of stray dogs in the White Oak Street Area. Ms. Friedrich explained that a pack of stray dogs are chasing citizens that are walking and asked if something could be done about the dogs.

2. Hardship Waivers

3. Other Variances

- a. **Waiver request** – Jerrid Morin – 3426 Ramey Drive – waiver request for a cement slab for a mobile home.

The motion was made by Councilwoman O’Brien

The motion was seconded by Councilman LeBlanc

To deny a **Waiver request** – Jerrid Morin – 3426 Ramey Drive – waiver request for a cement slab for a mobile home.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. **Waiver request** – Karen Hoff – 5460 Main Street – request for a sign waiver for a 180 ft wall sign.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilwoman O’Brien

To approve a **Waiver request** – Karen Hoff – 5460 Main Street – request for a sign waiver for a 180 ft wall sign.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. **Waiver request** – Southern Outfitters – 5647 Main Street – waiver request for an 80 ft wall sign.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a **Waiver request** – Southern Outfitters – 5647 Main Street – waiver request for an 80 ft wall sign.

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 November 07, 2022 of the Planning Commission and the Minutes of the Regular meeting of November 07, 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 November 07, 2022 of the Planning Commission and the Minutes of the Regular meeting of November 07, 2022 of the Zoning Commission.

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

NAYS: None

ABSENT: None

ABSTAINED: None

2. Consent Agenda

a. **RESUB – (8500 – 8600 Main Street)** – Proposed resubdivision of Tract B-4-A into Tract B-4-A-1 and B-4-A-2 of the Mollie Loudon Tract, located at 8500-8600 Main Street, Zachary, LA 70791.

b. **RESUB – (19735 Plank Road)** – Proposed resubdivision of Lot UND into SS-1, SS- 2, and SS-3, located at 19735 Plank Road, Zachary, LA 70791.

c. **SF – (Clairmont Phase 2)** – Proposed Final Plat for Lots 49 – 104, GS-3 and GS-4 of Clairmont Phase 2, on property located at 7080 Rue Jonquille, Zachary, LA 70791.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve all items on the consent agenda.

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

NAYS: None

ABSENT: None

ABSTAINED: None

3. Planning Matters REQUIRING a Public Hearing

4. Planning Matters NOT requiring a Public Meeting

5. Zoning Matters REQUIRING a Public Hearing

a. **CUP – (Gulf Storage Zachary)** – Proposed 49,160 sf mini-warehouse/self-storage facility, on Tract 2-A-1-A of the George Blankenship Tract, on property located at 19227 and 19313 Old Scenic Highway, Zachary, LA 70791.

Councilman Montgomery opened the PUBLIC HEARING at 6:51 p.m. Mickie Robertson was present to speak in favor of the item. There being no one else to speak in favor or against the conditional use permit Councilman Montgomery closed the PUBLIC HEARING at 6:52 p.m.

The motion was made by Councilman Thornton

The motion was seconded by Councilman Montgomery

To approve a **CUP – (Gulf Storage Zachary)** – Proposed 49,160 sf mini warehouse/self-storage facility, on Tract 2-A-1-A of the George Blankenship Tract, on property located at 19227 and 19313 Old Scenic Highway, Zachary, LA 70791.

YEAS: Nezianya, LeBlanc, Thornton, Montgomery

NAYS: O'Brien

ABSENT: None

ABSTAINED: None

- b. **RZ – (20320 Plank Road)** – To rezone Lot UND from Residential from Residential Suburban (RS) to General Commercial (CG) on property located at 20320 Plank Road, Zachary, LA 70791.

(Tabled from October 25th)

Councilman Montgomery opened the PUBLIC HEARING at 6:55 p.m. Robyn Underwood, 8823 Cottage Drive, was present to speak in favor of the rezone. John Underwood, 203020 Plank Road, was also present to speak in favor of the rezone. There being no one else to speak in favor or against the rezone Councilman Montgomery closed the PUBLIC HEARING at 6:57 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Thornton

To approve a **RZ – (20320 Plank Road)** – To rezone Lot UND from Residential from Residential Suburban (RS) to General Commercial (CN) on property located at 20320 Plank Road, Zachary, LA 70791.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

- a. **ZOI – PUD3-22 Northridge** – Proposed 186.88 acre Planned Unit Development that includes 735 single family residential lots and common area tracts.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve a recommendation of objection of a **ZOI – PUD3-22 Northridge** – Proposed 186.88 acre Planned Unit Development that includes 735 single family residential lots and common area tracts.

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

NAYS: None

ABSENT: None

ABSTAINED: None

7. Other Matters

J. RECEIVE RECORD OF PAYMENT OF ACCOUNTS PAYABLE

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

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To Receive accounts payable for October 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

1. Discussion and Council approval of the workers compensation renewal.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve the workers compensation renewal.

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. Hearing of subpoena to Michael May 3700 Little Farms Dr. regarding non-compliance with requests regarding Flood Plain/Control Ordinances at 5100-5200 Lower Zachary Rd. (Item was deferred to the December 13, 2022 meeting)

2. **Public Hearing and Adoption of Ordinance 2022-16** An ordinance providing for the incurring of debt and issuance of not to exceed \$8,100,000 Certificates of Indebtedness, Series 2022 (the "Certificates"), of the City of Zachary, State of Louisiana (the "Issuer"); prescribing the form, terms and conditions of such Certificates; designating the date, denomination, time and place of payment thereof; and providing for other matters in connection therewith.

Councilman Montgomery opened the PUBLIC HEARING at 7:22 p.m. There being no one to speak in favor or against the ordinance Councilman Montgomery closed the PUBLIC HEARING at 7:25 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve the **Adoption of Ordinance 2022-16** An ordinance providing for the incurring of debt and issuance of not to exceed \$8,100,000 Certificates of Indebtedness, Series 2022 (the "Certificates"), of the City of Zachary, State of Louisiana (the "Issuer"); prescribing the form, terms and conditions of such Certificates; designating the date, denomination, time and place of payment thereof; and providing for other matters in connection therewith.

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

NAYS: None

ABSENT: None

ABSTAINED: None

3. Discussion and for council approval a traffic study for installation of a traffic light to be placed at Hwy 64 and 39th Street.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman LeBlanc

To approve a traffic study for installation of a traffic light to be placed at Hwy 64 and 39th Street.

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

NAYS: None

ABSENT: None

ABSTAINED: None

4. **Introduction of Ordinance 2022-17** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND REQUIRED RATES & CHARGES FOR THE PROVISION OF GARBAGE COLLECTION SERVICES AND FOR ALL RELATED MATTERS IN FURTHERANCE.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman LeBlanc

To approve the **Introduction of Ordinance 2022-17** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND REQUIRED RATES & CHARGES FOR THE PROVISION OF GARBAGE COLLECTION SERVICES AND FOR ALL RELATED MATTERS IN FURTHERANCE.

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

NAYS: None

ABSENT: None

ABSTAINED: None

5. Approval of A Resolution to Support Preparation and Submittal Of an Application for Funding through the Division of Administration Local Government Assistance Program (LGAP)

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve A Resolution to Support Preparation and Submittal Of an Application for Funding through the Division of Administration Local Government Assistance Program (LGAP)

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

6. Approval of A Resolution to Support Preparation and Submittal Of an Application for Funding through the Division of Administration Community Water Enrichment Fund.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

To approve A Resolution to Support Preparation and Submittal Of an Application for Funding through the Division of Administration Community Water Enrichment Fund.

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. Receive the minutes of the November 01, 2022 Condemnation Board meeting.

The motion was made by Councilman Thornton

The motion was seconded by Councilman Nezianya

To Receive the minutes of the November 01, 2022 Condemnation Board meeting.

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

P. REPORTS FROM DEPARTMENT HEADS

Q. 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

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, November 15, 2022, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council