

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, November 23, 2021, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday, November 23, 2021, at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilwoman O'Brien  
Pledge of Allegiance by Councilman Landry

**C. OPENING PROCEDURES**

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Nezianya – District 1

John LeBlanc– District 2

Laura O'Brien – District 3

Hunter Landry – District 4

Lael Montgomery – District 5

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

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve to amend the agenda to add the addendum.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of Minutes of the November 09, 2021, regular meeting and to approve them as written.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the Minutes of the November 09, 2021, regular meeting and to approve Them as written.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

### **ALTER AGENDA**

#### **4. Water and Gas Projects**

##### **a. Comite Gas Relocation Substantial Completion Certificate**

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve the Comite Gas Relocation Substantial Completion Certificate.

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

NAYS: None

ABSENT: None

ABSTAINED: None

##### **b. Comite Gas Relocation Final Adjustment Deduction Change Order**

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve the Comite Gas Relocation Final Adjustment Deduction Change Order.

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

NAYS: None

ABSENT: None

ABSTAINED: None

##### **b. Pay Request #18 - City of Zachary Fire Station, Project 11401; Capitol Construction, LLC in the amount of \$96,626.58 representing the retainage on the project (Tabled at the October 12, 2021, meeting)**

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve Pay Request #18 - City of Zachary Fire Station, Project 11401, Capitol Construction, LLC in the amount of \$48,313.21, 50% of the retainage, until the job is satisfactory to the City of Zachary.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. Comite Gas Relocation Pay Request #1
  - The motion was made by Councilman Landry
  - The motion was seconded by Councilman Nezianya
  - To approve a Comite Gas Relocation Pay Request #1 in the amount of \$563,825.00.
  - YEAS: Nezianya, LeBlanc, O'Brien, Landry, Montgomery
  - NAYS: None
  - ABSENT: None
  - ABSTAINED: None

**5. Other Projects**

- a. Pay Request #17 - City of Zachary Fire Station, Project 11401; Capitol Construction, LLC in the amount of \$56,138.45 (Tabled at the October 12, 2021 meeting)
  - The motion was made by Councilman Nezianya
  - The motion was seconded by Councilwoman O'Brien
  - To approve Pay Request #17 - City of Zachary Fire Station, Project 11401, Capitol Construction, LLC in the amount of \$56,138.45.
  - YEAS: Nezianya, LeBlanc, O'Brien, Landry, Montgomery
  - NAYS: None
  - ABSENT: None
  - ABSTAINED: None

**Return to regular order**

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

**1. Street/Road Projects**

- a. Pay Request No. 2 for the Road Improvement Project
  - The motion was made by Councilwoman O'Brien
  - The motion was seconded by Councilman Landry
  - To approve a Pay Request No. 2 for the Road Improvement Project in the amount of \$686,111.20.
  - YEAS: Nezianya, LeBlanc, O'Brien, Landry, Montgomery
  - NAYS: None
  - ABSENT: None
  - ABSTAINED: None

**2. Sewer**

**3. Subdivision Inspections**

**G. PRESENTATION OF DELEGATIONS**

**1. Requests to Speak**

**2. Hardship Waivers**

**3. Other Variances**

- a. Waiver Request – Alan Borders – 4076 Shady Ridge – Accessory Building constructed before primary structure

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve a Waiver Request – Alan Borders – 4076 Shady Ridge – Accessory Building constructed before primary structure.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. Waiver Request – Nicholas Davenport – 9128 W. Vernon Road – request for electricity to existing building located on the property without a primary residence

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve a Waiver Request – Nicholas Davenport – 9128 W. Vernon Road – request for electricity to existing building located on the property without a primary residence.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. Waiver – Arnold Dampier – 1823 Royal Troon Court – request to add 20' of concrete to existing patio (Tabled at the November 9, 2021, meeting)

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve a Waiver – Arnold Dampier – 1823 Royal Troon Court – request to add 20' of concrete to existing patio.

YEAS: Nezianya, LeBlanc, O'Brien, Landry, 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 01, 2021, of the**

**Planning Commission and the Minutes of the Regular meeting of November 01, 2021, 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 01, 2021, of the Planning Commission and the Minutes of the Regular meeting of November 01, 2021, of the Zoning Commission.**

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

NAYS: None

ABSENT: None

ABSTAINED: None

**2. Receive consent agenda items of the Regular meeting of \_\_\_\_\_ of the Planning Commission and the consent agenda items of the Regular meeting of \_\_\_\_\_ of the Zoning Commission.**

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

- a. Preliminary Subdivision Plat -- Munson Hills, Tract 1-B-A-1-A & 1-X-E (end of Munson Rd)

Mayor Amrhein opened the PUBLIC HEARING at 6:51 p.m. Zac Schmit, CSRS, 8595 United Plaza, Baton Rouge, was present to speak in favor of the preliminary subdivision plat. Michael Jansheski, 8922 Munson Drive, spoke in opposition regarding speeding on Munson Drive, additional traffic, and speed humps. Kipper Graves, Safer Drive was present to speak in opposition with concerns of traffic and speeding. Stacey Taylor was present to speak in opposition with concerns of water pressure. Carol Carter, Safer Drive, was present to speak in opposition with concerns that there are no streets lights in the area, traffic issues, water pressure issues. Kathleen Mier was present to speak in opposition with concerns regarding the Zachary schools, the teachers, the bus drivers, and police protection. Chief David McDavid was present to speak in opposition with concerns of police protection in the area. Robert Taylor was present to speak in opposition with concerns regarding crime. Zac Schmit returned to the podium to explain the wetlands. Tim, Zeb Chaney Road, was present to speak in opposition with concerns of growth of the city. Zac Schmit returned to the podium to explain meeting with the Mayor of Slaughter and the water pressure concerns. James Warner 3540 Safer Drive spoke and asked what type of houses will be built.

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve a Preliminary Subdivision Plat -- Munson Hills, Tract 1-B-A-1-A & 1 X-E (end of Munson Rd)

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

NAYS: None

ABSENT: None

ABSTAINED: None

The meeting recessed at 7:46 p.m. and reconvened at 7:49 p.m.

b. Preliminary Subdivision Plat -- Americana Tracts A-1, A-3, B-1, B-3  
Mayor Amrhein opened the PUBLIC HEARING at 7:49 p.m. Alex Schwartz was present to speak in favor of the preliminary subdivision plat. There being no one else to speak in favor or against the preliminary subdivision plat Mayor Amrhein closed the PUBLIC HEARING at 7:51 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Nezianya

To approve a Preliminary Subdivision Plat -- Americana Tracts A-1, A-3, B-1, B-3.

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

NAYS: None

ABSENT: None

ABSTAINED: None

c. Preliminary Subdivision Plat -- Afton Oaks, Zachary Commercial Park  
Tract 2-A-2, 4-A, 6-8

Mayor Amrhein opened the PUBLIC HEARING at 7:52 p.m. Mickey Robertson, 9345 Interline Ave., Baton Rouge, was present to speak in favor of the preliminary subdivision plat. Chief David McDavid was present to ask the council where the condos would be located and said he has concerns regarding public safety. There being no one else to speak in favor or against the preliminary subdivision plat Mayor Amrhein closed the PUBLIC HEARING at 8:02 p.m.

The motion was made by Councilman LeBlanc

The motion was seconded by Councilman Landry

To approve a Preliminary Subdivision Plat -- Afton Oaks, Zachary Commercial Park  
Tract 2-A-2, 4-A, 6-8.

YEAS: Nezianya, LeBlanc, Landry

NAYS: O'Brien, Montgomery

ABSENT: None

ABSTAINED: None

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

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

a. Development Plan Amendment -- Copper Mill Office Park

Mayor Amrhein opened the PUBLIC HEARING at 8:04 p.m. There being no one to speak in favor or against the development plan amendment Mayor Amrhein closed the PUBLIC HEARING at 8:06 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To approve a Development Plan Amendment -- Copper Mill Office Park

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

NAYS: None

ABSENT: None

ABSTAINED: None

b. Development Plan Review – 5905 Hwy 19

Mayor Amrhein opened the PUBLIC HEARING at 8:06 p.m. There being no one to speak in favor or against the development plan amendment Mayor Amrhein left the PUBLIC HEARING opened and the vote was as follows:

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To table the Development Plan Review – 5905 Hwy 19.

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

NAYS: None

ABSENT: None

ABSTAINED: None

Mayor Amrhein spoke to the council members regarding the new Planning and Zoning Director.

**ALTER AGENDA**

**ADDENDUM**

Discussion of Road Fund, rehab & required beautification percentages – uses & sources.

Councilman Nezianya spoke to the council members regarding restrooms at the Hug Your people Park.

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

**7. Other Matters**

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

**K. BUDGET AND FINANCIAL MATTER**

1. Receive the Balance Sheet and Income statement as of October 31, 2021

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Landry

To Receive the Balance Sheet and Income statement as of October 31, 2021.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. Discussion of the Legislative Audit findings

Deanna Mankins, CFO, City of Zachary, was present to answer questions and concerns regarding the Legislative Audit findings. Councilman Montgomery spoke to Mrs. Mankins and asked specific questions about the contractors that were named in the audit. Councilman Montgomery also asked for records that the auditors looked at during the investigation. Councilman Montgomery also asked for clarification regarding the process of request for proposals and how jobs are awarded. Councilman Montgomery expressed concerns regarding Mayor Amrhein's recent travel reimbursement. Councilwoman O'Brien asked Mrs. Mankins who drives city vehicles and who pays for the gas. Councilwoman O'Brien also expressed concerns regarding city vehicles being brought home to employees/contractors' homes. Councilman LeBlanc spoke and asked questions regarding a contractor's salary.

2. Discussion concerning all documents in relation to a recent purchase of steel by the Mayor's office.

Councilman Montgomery spoke and expressed his concerns regarding the purchase of steel. Mayor Amrhein answered and said that there has not been any steel purchased by the City of Zachary. Mr. Hopewell asked that the Legislative Auditors Report and Mayor Amrhein's response letter be added to the record of the minutes.

3. Discussion of McHugh Rd City Parish MoveBR construction project  
Councilman Montgomery read into the record a text/email from Jason Crain and Fred Rayford. Councilman Landry asked Mr. Hopewell about the subpoena regarding a New Weis Road Property.

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

1. **Review/Reports relative to Proposed/Active Condemnations NOT REQUIRING a public hearing.**
2. **Review/Reports relative to Proposed/Active Condemnations REQUIRING a public hearing.**

**P. REPORTS FROM DEPARTMENT HEADS**

**Q. ADJOURNMENT**

The meeting was adjourned at 9:05 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, November 23, 2021, a proper quorum being there and then present.

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