

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, January 26, 2021 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Thursday January 26, 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 Neziyana – 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 Councilman Montgomery

To approve to amend the agenda and to add the addendum.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of Minutes of the January 12, 2021 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 January 12, 2021 regular meeting and approve them as written.

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

- a. Request authorization to advertise for bids 2021 Road Rehabilitation Project.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Landry

To approve the request to advertise for bids 2021 Road Rehabilitation.

Project.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**2. Sewer**

**3. Subdivision Inspections**

**4. Water and Gas Projects**

**5. Other Projects**

**G. PRESENTATION OF DELEGATIONS**

**1. Requests 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 January 4, 2021 of the Planning Commission and the Minutes of the Regular meeting of January 4, 2021 of the Zoning Commission.**

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

**To Receive Minutes of the Regular meeting of January 4, 2021 of the Planning Commission and the Minutes of the Regular meeting of January 4, 2021 of the Zoning Commission.**

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

a. Site Plan – Zachary Medical Office (Church Street) (Marlon Lemond)  
Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:39 p.m. Jeff Bell, CSRS, 6767 Perkins Road, Ste 200, Baton Rouge, was present to speak in favor of the site plan. There being no one else to speak in favor or against the site plan Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:48 p.m.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Montgomery

To approve a Site Plan - Zachary Medical Office (Church Street) with a waiver request to waive pedestrian amenities and to add 5' sidewalks.

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

a. Parish Crawfish – request for waiver for a marquee letter sign

The motion was made by Councilman Landry

The motion was seconded by Councilman O'Brien

To deny Parish Crawfish – request for waiver for a marquee letter sign.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. Spillway Boilers, LLC – request for waiver for cited need of a dumpster on the property.

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

To deny Spillway Boilers, LLC – request for waiver for cited need of a dumpster the property.

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

The motion was made by Councilman Landry  
 The motion was seconded by Councilman Montgomery

To approve Spillway Boilers, LLC – request for waiver for cited need of a dumpster the property.

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

**ALTER AGENDA**

**Introduction of Ordinance 2021-02** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND ARTICLE 2 - DISTRICT INTENSITY AND DEVELOPMENT STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO RESIDENTIAL LOT, YARD, AND HEIGHT STANDARDS BY AMENDING TABLES 2.201, 2.301A AND 2.301B AND FURTHER TO AMEND ARTICLE 6 – SUBDIVISION DESIGN AND LAND DEVELOPMENT OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO DESIGNATED OPEN SPACES DESIGN STANDARDS DURING DEVELOPMENT AND DESIGN BY AMENDING § 6.406 AND FOR ALL RELATED MATTERS IN FURTHERANCE

The motion was made by Councilman O’Brien  
 The motion was seconded by Councilman Montgomery

**To Introduction, table until the March 9<sup>th</sup>, 2021 council meeting, and to defer back to the planning and zoning commission Ordinance 2021-02** ORDINANCE

AUTHORIZING THE CITY OF ZACHARY TO AMEND ARTICLE 2 - DISTRICT INTENSITY AND DEVELOPMENT STANDARDS OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO RESIDENTIAL LOT, YARD, AND HEIGHT STANDARDS BY AMENDING TABLES 2.201, 2.301A AND 2.301B AND FURTHER TO AMEND ARTICLE 6 – SUBDIVISION DESIGN AND LAND DEVELOPMENT OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY RELATED TO DESIGNATED OPEN SPACES DESIGN STANDARDS DURING DEVELOPMENT AND DESIGN BY AMENDING § 6.406 AND FOR ALL RELATED MATTERS IN FURTHERANCE.

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

**RETURN TO REGULAR ORDER**

- 4. Zoning Matters REQUIRING a Public Hearing**
- 5. Zoning Matters NOT Requiring Public Hearing**
- 6. Other Matters**

There was an announcement made by Mayor Amrhein that Councilman Montgomery and Councilman LeBlanc's planning and zoning appointments have expired, and new appointments need to be made. Mayor Amrhein also noted that Councilwoman O'Brien's appointment had resigned but due to an unexpired term he would make the appointment.

**J. APPROVE PAYMENT OF BILLS**

**K. BUDGET AND FINANCIAL MATTERS**

- 1. Receive the Balance Sheet and Income statement as of December 31, 2020.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Montgomery

To receive the Balance Sheet and Income statement as of December 31, 2020.

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. Approval of Change Order for New Fire Station 83 increase by \$33,000 to add moisture barrier to epoxy flooring.

**No action was needed on this item.**

Discussion and approval of a petition of annexation for the enlargement of the boundaries of the City of Zachary by the annexation of tract 1-A containing 5.39 acres and being a resub. of tracts 1 & 2-A of the Clarence E. Lindsly property and a resubdivision of the George Blankenship property in § 58 & 59 r2s r1w, greensburg land district, and within East Baton Rouge Parish Louisiana into the municipal limits of the City of Zachary.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approval of a petition of annexation for the enlargement of the boundaries of the City of Zachary by the annexation of tract 1-A containing 5.39 acres and being a

resub. of tracts 1 & 2-A of the Clarence E. Lindsly property and a resubdivision of the George Blankenship property in § 58 & 59 r2s r1w, greensburg land district, and within East Baton Rouge Parish Louisiana into the municipal limits of the City of Zachary.

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

**2. Introduction of Ordinance 2021-01** ORDINANCE PERTAINING TO THE ENLARGEMENT OF THE BOUNDARIES OF THE CITY OF ZACHARY BY THE ANNEXATION OF TRACT 1-A CONTAINING 5.39 ACRES AND BEING A RESUB. OF TRACTS 1 & 2-A OF THE CLARENCE E. LINDSLY PROPERTY AND A RESUBUBDIVISION OF THE GEORGE BLANKENSHIP PROPERTY IN § 58 & 59 R2S R1W, GREENSBURG LAND DISTRICT, AND WITHIN EAST BATON ROUGE PARISH LOUISIANA INTO THE MUNICIPAL LIMITS OF THE CITY OF ZACHARY.

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve the **Introduction of Ordinance 2021-01** ORDINANCE PERTAINING TO THE ENLARGEMENT OF THE BOUNDARIES OF THE CITY OF ZACHARY BY THE ANNEXATION OF TRACT 1-A CONTAINING 5.39 ACRES AND BEING A RESUB. OF TRACTS 1 & 2-A OF THE CLARENCE E. LINDSLY PROPERTY AND A RESUBUBDIVISION OF THE GEORGE BLANKENSHIP PROPERTY IN § 58 & 59 R2S R1W, GREENSBURG LAND DISTRICT, AND WITHIN EAST BATON ROUGE PARISH LOUISIANA INTO THE MUNICIPAL LIMITS OF THE CITY OF ZACHARY.

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

Councilman LeBlanc announced that Ocshner would be holding a drive through COVID-19 testing site at Americana on Saturday February 6, 2021 and is free of charge to the public.

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

**1. Review/Reports relative to Proposed/Active Condemnations**

**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 7:50 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, January 26, 2021 a proper quorum being there and then present.

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