

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, April 23, 2019, 6:30 P.M.**

A. CALL TO ORDER

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday April 23, 2019 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Councilman Nezianya
Pledge of Allegiance by Councilman Noel

C. OPENING PROCEDURES

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Francis Nezianya – District 1
Brandon Noel – 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 Nezianya

The motion was seconded by Councilman Landry

To amend the agenda to add the approval of the new City of Zachary Chief Financial Officer, Deanna Mankins.

YEAS: Nezianya, Noel, Landry, Montgomery

NAYS: None

ABSENT: O’Brien

ABSTAINED: None

D. READING OF THE MINUTES

1. Approval of Minutes of the April 09, 2019 regular meeting.

The motion was made by Councilman Noel

The motion was seconded by Councilman Landry

To approve/deny the Minutes of the April 09, 2019 regular meeting and approve them as written.

YEAS: Nezianya, Noel, Landry, Montgomery

NAYS: None

ABSENT: O'Brien

ABSTAINED: None

E. HONORS, RECOGNITIONS AND INTRODUCTIONS

Mayor Amrhein read a thank you to the audience and thanks both Fire Chief Kimble and Police Chief McDavid for their hard work.

ALTER AGENDA

Approval of the new City of Zachary Chief Financial Officer, Deanna Mankins.

The motion was made by Councilman Nezianya

The Motion was seconded by Councilman Landry

To approve the new City of Zachary Chief Financial Officer.

YEAS: Nezianya, Noel, Landry, Montgomery

NAYS: None

ABSENT: O'Brien

ABSTAINED: None

Return to Regular order

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. **Power Point Presentation** - Lindsay N. Merker, Acting Senior Resident Inspector, Region IV, Division of Reactor Projects, U.S. Nuclear Regulatory Commission, River Bend Station

See the Power Point attached as part of the minutes.

2. Hardship Waivers

3. Other Variances

- a. Reconsideration of sign variance located at 4746 Main Street-Z-Market, Zachary (Councilman Landry) (Tabled from the previous meeting)
 - The motion was made by Councilman Landry
 - The motion was seconded by Councilman Noel

To table the Reconsideration of sign variance located at 4746 Main Street-Z-Market, Zachary.

YEAS: Nezianya, Noel, Landry, Montgomery
NAYS: None
ABSENT: O'Brien
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 April 1, 2019 of the Planning Commission and the Minutes of the Regular meeting of April 1, 2019 of the Zoning Commission.**

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

To Receive Minutes of the Regular meeting of April 1, 2019 of the Planning Commission and the Minutes of the Regular meeting of April 1, 2019 of the Zoning Commission.

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

Councilwoman O'Brien is present at 6:52 p.m.

2. Zoning Matters REQUIRING a Public Hearing

- a. Rezone- Lot B-1-A-1 of the James Pickering Tract (1605 E. Mt. Pleasant) – From S20/RS to CG.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:51 p.m. Marlon Lemond was present to explain the item. Randy Herring, 23221 Sunnyside Lane, Zachary, was present to speak in favor of the rezone. There being no one else to speak in favor or against the rezone Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:53 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Noel

To approve Rezone- Lot B-1-A-1 of the James Pickering Tract (1605 E. Mt. Pleasant) – From S20/RS to CG.

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

NAYS: None

ABSENT: None

ABSTAINED: None

b. Conditional Use – Home Based Business – 9467 Highland Oaks Ave- Travel In Grace LLC – Medical Transportation

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:54 p.m. Marlon Lemond was present to explain the item. Mindy Slaughter, 9467 Highland Oaks, Zachary, 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 Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:55 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve a Conditional Use – Home Based Business – 9467 Highland Oaks Ave- Travel In Grace LLC – Medical Transportation.

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

NAYS: None

ABSENT: None

ABSTAINED: None

c. Conditional Use – Home Based Business – 3486 Ash Street – Zed Axis LLC – online retail.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:57 p.m. Marlon Lemond was present to explain the item. Nicolas Sanders, 3486 Ash Street, Zachary, 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 Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:59 p.m.

The motion was made by Councilman Noel

The motion was seconded by Councilman Montgomery

To approve a Conditional Use – Home Based Business – 3486 Ash Street – Zed Axis LLC – online retail.

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

NAYS: None

ABSENT: None

ABSTAINED: None

3. Zoning Matters NOT Requiring Public Hearing

4. Planning Matters REQUIRING a Public Hearing

- a. Site Plan- Preliminary Plat – Fountain View Estates (Lower Zachary Road)

The item was pulled from the agenda by the developer. No action was taken.

b. Site Plan – ABG Caulking and Waterproofing – 8601 Main Street. Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:00 p.m. Marlon Lemond was present to explain the item. Amy Schultz, 8643 Main Street, Zachary, 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 7:02 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a Site Plan – ABG Caulking and Waterproofing – 8601 Main Street

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. Site Plan – Final Plat – Fairview Gardens, First Filing (Flonacher Road)

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:02 p.m. Marlon Lemond was present to explain the item. Jeff Wilson, 10305 Airline Hwy, 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 7:05 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Noel

To approve Site Plan – Final Plat – Fairview Gardens, First Filing (Flonacher Road)

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

NAYS: None

ABSENT: None

ABSTAINED: None

5. Planning Matters NOT requiring a Public Meeting

6. Other Matters

- a. Zone of Influence

1. EBRP # 51301-SS – Resubdivision of Tract C and D of the Everett L. Knight Property into Tracts C-1, C-2, D-1 and D-2 (Jacock Road)

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To deny a recommendation of no objection of a zone of influence for EBRP # 51301 SS – Resubdivision of Tract C and D of the Everett L. Knight Property into Tracts C-1, C-2, D-1 and D-2 (Jacock Road)

YEAS: Nezianya, Noel, O’Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

2. EBRP # 51425-SS - Resubdivision of Lot 30 of Hillside Farms Subdivision into Lots 30-A and 30-B (Wagner Drive)

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To deny a recommendation of no objection of a zone of influence for EBRP # 51425-SS - Resubdivision of Lot 30 of Hillside Farms Subdivision into Lots 30-A and 30-B (Wagner Drive)

YEAS: Nezianya, Noel, O’Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

3. EBRP # 51411 -Resubdivision of Lot 9-A into Lots 9-A-1, 9-A-2, 9-A-3, and 9-A-4. (Sutter Lane)

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To deny a recommendation of no objection of a zone of influence for EBRP # 51411 -Resubdivision of Lot 9-A into Lots 9-A-1, 9-A-2, 9-A-3, and 9-A-4. (Sutter Lane)

YEAS: Nezianya, Noel, O’Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

4. EBRP # 51377- Resubdivision of Tract C into C-1 and C-2. (Carney Rd)

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O’Brien

To deny a recommendation of no objection of a zone of influence for EBRP # 51377- Resubdivision of Tract C into C-1 and C-2. (Carney Road)

YEAS: Nezianya, Noel, O’Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

J. APPROVE PAYMENT OF BILLS

K. BUDGET AND FINANCIAL MATTERS

1. Receive the Balance Sheet and Income statement as of March 31, 2019
The motion was made by Councilman Landry
The motion was seconded by Councilwoman O'Brien
To Receive Balance Sheet and Income Statement for the month of March 31, 2019.
YEAS: Nezianya, Noel, O'Brien, Landry, Montgomery
NAYS: None
ABSENT: None
ABSTAINED: None

2. Bad Debt Write-Off Report.
The motion was made by Councilman Noel
The motion was seconded by Councilwoman O'Brien
To Receive the Bad Debt Write-Off Report.
YEAS: Nezianya, Noel, O'Brien, Landry, Montgomery
NAYS: None
ABSENT: None
ABSTAINED: None

L. OLD BUSINESS PENDING FOR FINAL ACTION

1. Approval of LMA Gas Purchasing and Distribution Authority delegates
(Mayor Amrhein) (Tabled from the previous meeting)

M. OLD BUSINESS PENDING

N. NEW BUSINESS

1. Discussion of and Request for Resolution (2019-06) pertaining to granting of a mineral lease nomination proposal for two particular tracts of immovable property owned by the City of Zachary and authorizing the Louisiana State Mineral and Energy Bboard through the Office of Mineral Resources to handle the nomination and bid process on behalf of the City of Zachary and for other matters in furtherance.
The motion was made by Councilman Nezianya
The motion was seconded by Councilwoman O'Brien
To approve a Resolution (2019-06) pertaining to granting of a mineral lease nomination proposal for two particular tracts of immovable property owned by the City of Zachary and authorizing the Louisiana State Mineral and Energy Bboard through the Office of Mineral Resources to handle the nomination and bid process on behalf of the City of Zachary and for other matters in furtherance.

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

2. Discussion regarding a possible increase to the speed limit on East Central Ave from 25 to 35 mph.

No action taken on this item.

3. Discussion, update and approvals relating to large volume natural gas sales to industrial customers as reflected by Resolution 2018-08 adopted November 13th, 2018 and Ordinance 2018-13 adopted May 22nd, 2018 and any related matters in connection therewith. (Mayor Amrhein)

No action taken on this item.

4. **Public Hearing and Acceptance** of recommendation of Municipal Civil Service Board for amendment to Municipal Civil Service Board Rule 8.2 regarding rate of pay upon employment to allow for class plan allowances upon initial competitive hiring.

Mayor Amrhein opened the PUBLIC HEARING at 7:47 p.m. There being no one to speak in favor or against the recommendation Mayor Amrhein closed the PUBLIC HEARING at 7:58 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve a recommendation of Municipal Civil Service Board for amendment to Municipal Civil Service Board Rule 8.2 regarding rate of pay upon employment to allow for class plan allowances upon initial competitive hiring.

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

5. Discussion and reschedule the May 1st, 2019 workshop.

Councilman members should email dates to reschedule the workshop.

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 7:59 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 Pro Tempore and Council of the City of Zachary, Louisiana, held on Tuesday, April 23, 2019 a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council