

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, June 26, 2018, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday June 26, 2018 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Womack

Pledge of Allegiance by Councilwoman O'Brien

**C. OPENING PROCEDURES**

1. ROLL CALL

MAYOR

David Amrhein

COUNCIL MEMBERS

Laura O'Brien – District 3

Ben Cavin – District 4

Tommy Womack – District 5

ABSENT

Francis Nezianya – District 1

Brandon Noel – District 2

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

**D. READING OF THE MINUTES**

1. Approval of Minutes of the June 12, 2018 regular meeting.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve the Minutes of the June 12, 2018 regular meeting and approve them as written.

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

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**

- a. FY2016 LCDBG Water Distribution System Improvements Project Change Order #1 (Final)

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Womack

To approve FY2016 LCDBG Water Distribution System Improvements Project Change Order #1 in the amount of \$179,709.78

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

ABSTAINED: None

- b. FY 2016 LCDBG Water Distribution System Improvements Project Pay Request #3

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Womack

To approve FY 2016 LCDBG Water Distribution System Improvements Project Pay Request #3 in the amount of \$385,891.79.

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

ABSTAINED: None

**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 June 04, 2018 of the Planning Commission and the Minutes of the Regular meeting of June 04, 2018 of the Zoning Commission.**

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Cavin

**To Receive Minutes of the Regular meeting of June 04, 2018 of the Planning Commission and the Minutes of the Regular meeting of June 04, 2018 of the Zoning Commission.**

YEAS: Cavin, O'Brien, Womack  
NAYS: None  
ABSENT: Nezianya, Noel  
ABSTAINED: None

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

- a. **Site Plan**– Days Inn – Hwy 19 @ St. Louis St. Owner/Applicant: Pino Patel/Patel Construction

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:36 p.m. Tallie Langston was present to speak to explain the item. She said that the planning and zoning commission recommended to deny the final plat. There being no one else to speak in favor or against the site plan Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:36 p.m.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To table a **Site Plan**– Days Inn – Hwy 19 @ St. Louis St. Owner/Applicant: Pino Patel/Patel Construction.

YEAS: Cavin, O'Brien, Womack  
NAYS: None  
ABSENT: Nezianya, Noel  
ABSTAINED: None

- b. **Final Plat** – Clairmont, 3<sup>rd</sup> Filing Owner/Applicant: Donald Hunt for Hunt & Hunt Development.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:37 p.m. Tallie Langston was present to speak to explain the item. She said the planning and zoning commission recommended the final plat for approval. Dee Hunt III, 23377 Old Scenic Hwy, Zachary, was present to speak in favor for the Final Plat. Councilwoman O’Brien asked if the final plat included the new bike path ordinance. There being no one else to speak in favor or against the final plat Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:41 p.m.

The motion was made by Councilwoman O’Brien

The motion was seconded by Councilman Cavin

To approve a **Final Plat** – Clairmont, 3<sup>rd</sup> Filing Owner/Applicant: Donald Hunt for Hunt & Hunt Development.

YEAS: Cavin, O’Brien, Womack  
 NAYS: None  
 ABSENT: Nezianya, Noel  
 ABSTAINED: None

- c. **Final Plat** – Copper Mill, 8<sup>th</sup> Filing, Part 2 Owner: Level Construction Applicant: MR Engineering/TWRE Model Homes.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:41 p.m. Tallie Langston was present to speak to explain the item. She said that the planning and zoning commission recommended the final plat for approval with the condition that the applicant apply to the council for a variance for required front yard on lots 428-437. Chad Stephens, MR Engineering, 9345 Airline Hwy, Baton Rouge, La was present to answer questions if needed. There being no one else to speak in favor or against the final plat Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:45 p.m.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O’Brien

To approve a **Final Plat** – Copper Mill, 8<sup>th</sup> Filing, Part 2 Owner: Level Construction Applicant: MR Engineering/TWRE Model Homes.

YEAS: Cavin, O’Brien, Womack  
 NAYS: None  
 ABSENT: Nezianya, Noel  
 ABSTAINED: None

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

**4. Zoning Matters REQUIRING a Public Hearing**

- a. **Conditional Use-** Manufactured Home –Lot A-1-A-2 of Zachary Estates (9431 Munson Road) Owner: Cheryl and Jerald Tate Applicant: Chris and Rachel McCarty.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:46 p.m. Tallie Langston was present to speak to explain the item. She said the planning and zoning commission recommended to deny the conditional use permit. Carl Cheek, 3910 Yardley

Drive, Heather, 9411 Munson Drive, Brandon Bankston, 9393 Munson Drive, Zachary were present to speak against 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 Cavin

The motion was seconded by Councilwoman O'Brien

To deny a **Conditional Use-** Manufactured Home –Lot A-1-A-2 of Zachary Estates (9431 Munson Road) Owner: Cheryl and Jerald Tate Applicant: Chris and Rachel McCarty.

YEAS: Cavin, O'Brien, Womack  
NAYS: None  
ABSENT: Nezianya, Noel  
ABSTAINED: None

- b. **Rezone:** Lot 2 of the Pearl Hunt Ayer Tract (19147 Plank Road)- From Highway/Business Park to Industrial Owner: Lenco Finance Applicant: Ryan Thibodeaux.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:00 p.m. Tallie Langston was present to speak to explain the item. She said the planning and zoning commission recommended the rezone for approval. Randy Herring, 23221 Sunnyside, Zachary was present to answer questions if needed. 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 7:03 p.m.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Womack

To approve a **Rezone:** Lot 2 of the Pearl Hunt Ayer Tract (19147 Plank Road)- From Highway/Business Park to Industrial Owner: Lenco Finance Applicant: Ryan Thibodeaux.

YEAS: Cavin, O'Brien, Womack  
NAYS: None  
ABSENT: Nezianya, Noel  
ABSTAINED: None

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

- a. **EBR ##50820-SS** – resubdivision of tract B of the C. R. Hunt Tract into Lots B-1, B-2 and B-3.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve a letter of no objection for **EBR ##50820-SS** – resubdivision of tract B of the C. R. Hunt Tract into Lots B-1, B-2 and B-3.

YEAS: Cavin, O'Brien, Womack  
NAYS: None  
ABSENT: Nezianya, Noel  
ABSTAINED: None

**6. Other Matters**

**J. APPROVE PAYMENT OF BILLS**

**K. BUDGET AND FINANCIAL MATTERS**

1. Receive Balance Sheet and Income Statement for the month of May 2018.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To Receive Balance Sheet and Income Statement for the month of May 2018.

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

ABSTAINED: None

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. **Public Hearing and Adoption of Ordinance 2018-15** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND SUBSECTION (C) OF § 6-38 OF THE ZACHARY CODE OF ORDINANCES RELATING TO THE SUNDAY SALE OF ALCOHOLIC BEVERAGES AND FOR RELATED MATTERS.

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To table the **Adoption of Ordinance 2018-15** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND SUBSECTION (C) OF § 6-38 OF THE ZACHARY CODE OF ORDINANCES RELATING TO THE SUNDAY SALE OF ALCOHOLIC BEVERAGES AND FOR RELATED MATTERS.

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

ABSTAINED: None

2. Special permit for the sale of alcohol at the Americana July 4<sup>th</sup> Jubilee for Walk-Ons, Bistro Byrons, Lyt Pizza.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Cavin

To approve a Special permit for the sale of alcohol at the Americana July 4<sup>th</sup> Jubilee for Walk-Ons.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To approve a Special permit for the sale of alcohol at the Americana July 4<sup>th</sup> Jubilee for Bistro Byrons contingent upon ABC approval.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To approve a Special permit for the sale of alcohol at the Americana July 4<sup>th</sup> Jubilee for LYT Pizza contingent upon ABC approval.

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

ABSTAINED: None

3. **Introduction of Ordinance** PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY TO HAVE THE CERTAIN MOVABLE PROPERTIES DECLARED TO BE SURPLUS AND ALLOWING FOR THE DISPOSAL OR ABANDONMENT IN PLACE.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Womack

To approve the **Introduction of Ordinance 2018-16** PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY TO HAVE THE CERTAIN MOVABLE PROPERTIES DECLARED TO BE SURPLUS AND ALLOWING FOR THE DISPOSAL OR ABANDONMENT IN PLACE.

YEAS: Cavin, O'Brien, Womack

NAYS: None

ABSENT: Nezianya, Noel

ABSTAINED: None

4. Proclamation for "Bike To Work" Day set for June 28<sup>th</sup>, 2018

Mayor Amrhein declared June 28, 2018 as Bike To Work Day.

**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 7:14 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 Pro Tempore and Council of the City of Zachary, Louisiana, held on Tuesday, June 26, 2018, a proper quorum being there and then present.

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