

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, August 13, 2019, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday August 13, 2019 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Councilman Montgomery

Pledge of Allegiance by Councilman Landry

The motion was made by Councilman Noel

The motion was seconded by Councilwoman O'Brien

To accept the invocation and the pledge from the previous meeting.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**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 Councilwoman O'Brien

The motion was seconded by Councilman Landry

To amend the agenda to move item N5 up on the agenda.

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

**D. READING OF THE MINUTES**

1. Approval of Minutes of the July 23, 2019 regular meetings.

The motion was made by Councilman Nezianya.

The motion was seconded by Councilwoman O'Brien

To approve the Minutes of the July 23, 2019 regular meetings and approve them with corrections as noted.

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

**E. HONORS, RECOGNITIONS AND INTRODUCTIONS**

1. Recognition of Mr. Reggie Dykes' dedication and service to the Zachary Food Pantry.

Mayor Amrhein presented Mr. Dykes with a certificate for his dedication and service to the Zachary Food Pantry.

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

**1. Street/Road Projects**

a. Pay Request No. 1 - 2019 Asphalt Road Rehabilitation Program

The motion was made by Councilman Landry

The motion was seconded by Councilman Noel

To approve Pay Request No. 1 - 2019 Asphalt Road Rehabilitation Program.

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

b. Change Order No.1 – 2019 Asphalt Road Rehabilitation Program

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To approve Change Order No.1 – 2019 Asphalt Road Rehabilitation Program.

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

**2. Sewer**

**3. Subdivision Inspections**

**4. Water and Gas Projects**

- a. Pay Estimate No. 4 – New 500,000 Gallon Elevated Water Tower

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Landry

To approve Pay Estimate No. 4 – New 500,000 Gallon Elevated Water Tower.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- b. Pay Estimate No. 5 – New 500,000 Gallon Elevated Water Tower

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Landry

To approve Pay Estimate No. 5 – New 500,000 Gallon Elevated Water Tower.

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

NAYS: None

ABSENT: None

ABSTAINED: None

- c. Change Order No. 2 – New 500,000 Gallon Elevated Water Tower

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Noel

To approve Change Order No. 2 – New 500,000 Gallon Elevated Water Tower

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

NAYS: None

ABSENT: None

ABSTAINED: None

**ALTER AGENDA**

5. Approval of layout/site plan showing Phase 1 and Phase 2 for Zachary Housing Partners pursuant to Court Order for Amended Compromise to the existing Order in place for Zachary Housing Partners vs City of Zachary 19th JDC Parish of East Baton Rouge # 613,155"O"

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve the layout/site plan showing Phase 1 and Phase 2 for Zachary Housing Partners pursuant to Court Order for Amended Compromise to the existing Order in place for Zachary Housing Partners vs City of Zachary 19th JDC Parish of East Baton Rouge # 613,155"O"

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

**RETURN TO REGULAR ORDER**

**5. Other Projects**

**G. PRESENTATION OF DELEGATIONS**

**1. Requests to Speak**

- a. Larry Moss – Council reconsideration of policy regarding Co-Ed softball at the Zachary Youth Park

Councilman Landry introduced the item. Mr. Moss, 4849 Newell Street, Zachary was present to speak to Mayor Amrhein and the council members. Mr. Moss said he has been an umpire for many years and commends Park Director, Shane Hebert, on a job well done. He asks the Mayor and council to reconsider and allow co-ed softball to be held at the Zachary Youth Park. Mr. Moss said that he believes the problems can be corrected from previous years. Councilman Montgomery agrees with Mr. Moss.

- b. Gas Public Awareness Presentation

Meghan Whittington, City of Zachary employee, was present to present the Gas Public Awareness to the Mayor and council.

- c. Estelle Hughes – Blighted property in Pointe South Subdivision

Estelle Juno, 2034 Pointe South, Zachary, was present to speak regarding a blighted property in the neighborhood. John Hopewell, City Attorney, was present to speak and said that the only thing that could be done was to enforce grass cutting four times a year.

John Leblanc, 1420 Eagle Drive, was present to speak regarding the new stop signs. Mr. Leblanc explained that the white lines needed to be painted again and requested that the reflector strips be installed.

Scott Montalbano, 1370 Birdie Drive, Zachary, was present to speak regarding detention ponds and who is responsible for checking the silt in them.

**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 \_\_\_\_\_ of the Planning Commission and the Minutes of the Regular meeting of \_\_\_\_\_ of the Zoning Commission.**

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

a. Meadow View Phase 2, Part 2; Phase 3, Part 2 Final Plat  
Mayor Amrhein declared the PUBLIC HEARING to be in session at 7:30 p.m. Marlon Lemond was presented the item. He said that the planning and zoning commissioners recommended this item for approval and that it meets all requirements of the Unified Development Code. There being no one to speak in favor or against the Final Plat Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:31 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve Meadow View Phase 2, Part 2; Phase 3, Part 2 Final Plat

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

NAYS: None

ABSENT: None

ABSTAINED: None

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

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

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

**6. Other Matters**

a. "Zone of Influence" review request for City/Parish as the request of the owner. Overview: 72.5 acres on Plains Port Hudson Road. 162 lots in 3 filings. Lots are 75'x145'. Public streets. Detention ponds designed for 25-year storm.

The motion was made by Councilman Noel

The motion was seconded by Councilman Landry

To approve a recommendation of denial of a zone of influence for 72.5 acres on Plains Port Hudson Road. 162 lots in 3 filings. Lots are 75'x145'. Public streets. Detention ponds designed for 25-year storm.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**J. APPROVE PAYMENT OF BILLS**

1. Approval of accounts payable for July 2019 and the natural gas bill when it is received.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya

To approve of accounts payable for July 2019 and the natural gas bill when it is received.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**K. BUDGET AND FINANCIAL MATTERS**

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

1. Approval of LMA Gas Purchasing and Distribution Authority delegate

The motion was made by Councilman Noel

The motion was seconded by Councilman Montgomery

To remove the LMA Gas Purchasing and Distribution Authority item off of the agenda. delegate.

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

NAYS: None

ABSENT: None

ABSTAINED: None

**ALTER AGENDA**

The motion was made by Councilman Noel

The motion was seconded by Councilman Landry

To alter the agenda to move items N6 and N7 to be heard at this time. delegate.

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

NAYS: None

ABSENT: None

ABSTAINED: None

6. Request for council approval for Zachary Police Department to obtain Grace, Hebert & Curtis as the architect for the new Zachary Police Department building

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Nezianya

To approve a Request for council approval for Zachary Police Department to obtain Grace, Hebert & Curtis as the architect for the new Zachary Police Department building.

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

NAYS: None

ABSENT: None  
ABSTAINED: None

7. Council approval to advertise for bids for the new Zachary Fire Station  
The motion was made by Councilman Nezianya  
The motion was seconded by Councilwoman O'Brien  
To approve to advertise for bids for the new Zachary Fire Station.  
YEAS: Nezianya, Noel, O'Brien, Landry, Montgomery  
NAYS: None  
ABSENT: None  
ABSTAINED: None

**RETURN TO REGULAR ORDER**

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. **Introduction of Ordinance 2019-13** "ANNEXATION SCHEMATIC SHOWING A PORTION OF LA HWY. 64 RIGHT-OF-WAY FROM U.S. HWY. 61 TO THE CITY OF ZACHARY CORPORATION LIMITS & OLYMPIC INVESTORS TRACT" as prepared by Landsource Incorporated, by David L. Patterson, State of Louisiana Land Surveyor, License No. 04784, and dated January 31, 2019, a copy of which is attached hereto, made a part hereof and marked as Exhibit A for identification herewith.

The motion was made by Councilman Landry

The motion was seconded by Councilman Noel

To approve the **Introduction of Ordinance 2019-13** "ANNEXATION SCHEMATIC SHOWING A PORTION OF LA HWY. 64 RIGHT-OF-WAY FROM U.S. HWY. 61 TO THE CITY OF ZACHARY CORPORATION LIMITS & OLYMPIC INVESTORS TRACT" as prepared by Landsource Incorporated, by David L. Patterson, State of Louisiana Land Surveyor, License No. 04784, and dated January 31, 2019, a copy of which is attached hereto, made a part hereof and marked as Exhibit A for identification herewith.

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

**ALTER AGENDA**

3. Council Approval to surplus certain Zachary Police Department weapons  
The motion was made by Councilman Noel  
The motion was seconded by Councilwoman O'Brien  
To approve to surplus certain Zachary Police Department weapons.  
YEAS: Nezianya, Noel, O'Brien, Landry, Montgomery

NAYS: None  
ABSENT: None  
ABSTAINED: None

2. **Introduction of Ordinance 2019-14** Ordinance authorizing the City of Zachary 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 Landry

The motion was seconded by Councilwoman O'Brien

To approve the **Introduction of Ordinance 2019-14** Ordinance authorizing the City of Zachary 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, Noel, O'Brien, Landry, Montgomery  
NAYS: None  
ABSENT: None  
ABSTAINED: None

#### **RETURN TO REGULAR ORDER**

4. Discussion and Request for Discretionary Approval to allow the Mayor on behalf of the City of Zachary to participate in the LMGA's natural gas winter hedge program for pricing.

The motion was made by Councilman Noel

The motion was seconded by Councilman Montgomery

To approve a Request for Discretionary Approval to allow the Mayor on behalf of the City of Zachary to participate in the LMGA's natural gas winter hedge program for pricing.

YEAS: Nezianya, Noel, O'Brien, Landry, 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. Set date and time for Special City Council Meeting for hearings on Notices to Condemn.

The motion was made by Councilman Landry

The motion was seconded by Councilman Nezianya



To approve and Set dates and time for Special City Council Meeting for hearings on Notices to Condemn as October 1, 2019 and October 29, 2019 at 5:30 p.m.

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

- b. Approve List of Attorneys to be used for appointment to represent Absentees & set rate of compensation.

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

To approve a List of Attorneys to be used for appointment to represent Absentees & set rate of compensation.

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

**P. REPORTS FROM DEPARTMENT HEADS**

- 1. Receive permit report for July 2019.

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

To Receive permit report for July 2019.

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

**Q. DISCUSSION OF BUSINESS NOT ON AGENDA  
(No Action May Be Taken Unless Declared an Emergency)**

**R. ADJOURNMENT**

The meeting was adjourned at 8:24 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, August 13, 2019 a proper quorum being there and then present.

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**Dana LeJeune, Clerk of the City Council**  
**CITY OF ZACHARY**  
**PARISH OF EAST BATON ROUGE**  
**STATE OF LOUISIANA**