

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, November 26, 2019, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday November 26, 2019 at the Zachary City Hall located at 4700 Main Street, Zachary, LA

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

To accept the invocation and pledge from the previous meeting.

YEAS: Nezianya, 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

**VACANT**- 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 add the addendum.

YEAS: Nezianya, O'Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

**D. READING OF THE MINUTES**

1. Approval of Minutes of the November 12, 2019 regular meeting.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Landry

To approve the Minutes of the November 12, 2019 regular meeting and approve them as written.

YEAS: Nezianya, 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**
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 November 4, 2019 of the Planning Commission and the Minutes of the Regular meeting of November 4, 2019 of the Zoning Commission.**

The motion was made by Councilman Landry

The motion was seconded by Councilwoman O'Brien

**To Receive Minutes of the Regular meeting of November 4, 2019 of the Planning Commission and the Minutes of the Regular meeting of November 4, 2019 of the Zoning Commission.**

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

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

a. Resubdivision - Charlotte B. Ulmer Estate - 5650 Carpenter Rd.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:37 p.m. Marlon Lemond was present to introduce the item. Larry Meese, 6300 Main Street, Zachary, was present to speak in favor of the resubdivision. There being no one else to speak in favor or against the resubdivision Mayor Amrhein declared the PUBLIC HEARING to be closed at 6:40 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Landry

To approve a Resubdivision - Charlotte B. Ulmer Estate - 5650 Carpenter Rd.

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

b. Site Plan - Chabill's Tire Center

Mayor Amrhein declared a PUBLIC HEARING to be in session at 6:40 p.m. Marlon Lemond was present to introduce the item. James Deshotel, DDK Design Group, 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 7:01 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

To approve the Site Plan - Chabill's Tire Center with the stipulation noted at the November Planning and Zoning meeting.

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

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

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

a. Rezone - 6524 Rollins Rd.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:02 p.m. Marlon Lemond was present to introduce the item. Stephanie McMichael, 2051 High Pointe,

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 7:12 p.m.

The motion was made by Councilman Montgomery

The motion was seconded by Councilman Neziانيا

To approve a Rezone - 6524 Rollins Rd.

YEAS: Neziانيا, O'Brien, Montgomery

NAYS: Landry

ABSENT: None

ABSTAINED: None

b. Rezone - Easterly Tract - Lot W-1-D-1-A

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:13 p.m. Marlon Lemond was present to introduce the item. Michael Haynes, 6005 St. Bridge Road Apt. 938, Johns Creek, GA There being no one else to speak in favor or against the rezone Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:20 p.m.

The motion was made by Councilman Neziانيا

The motion was seconded by Councilman Montgomery

To deny Rezone - Easterly Tract - Lot W-1-D-1-A

YEAS: Neziانيا, O'Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

## **ALTER AGENDA**

Site Plan - Chabill's Tire Center

Randy Herring, 23221 Sunnyside Lane, Zachary, was present to speak to the Mayor and Council members to clarify issues from the earlier discussion. Mr. Herring explained that the bays would be turned North and South as the council had asked. Mr. James spoke and confirmed the change.

The motion was made by Councilman Montgomery

The motion was seconded by Councilwoman O'Brien

To approve the site plan – Chabill's Tire Center

YEAS: Neziانيا, O'Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

## **RETURN TO REGULAR ORDER**

c. Rezone - Easterly Tract - Lot Q-1-A-1

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:25 p.m. Marlon Lemond was present to introduce the item. Michael Haynes, 6005 St. Bridge Road Apt. 938, Johns Creek, GA There being no one else to speak in favor or against the rezone Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:27 p.m.

The motion was made by Councilman Neziانيا

The motion was seconded by Councilwoman O'Brien  
To deny a Rezone - Easterly Tract - Lot Q-1-A-1.

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

d. Conditional Use - Manufactured Home - 5325 Harlem St.  
Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:27 p.m. Marlon Lemond was present to introduce the item. Ms. Whiten, Baton Rouge, was present to speak in favor of the conditional use. There being no one else to speak in favor or against the conditional use Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:29 p.m.

The motion was made by Councilman Montgomery  
The motion was seconded by Councilman Nezianya  
To approve a Conditional Use - Manufactured Home - 5325 Harlem St.

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

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

a. Zone of Influence - EBR Docket #SS-14-19 - Port Hudson Plains Rd.  
The motion was made by Councilman Landry  
The motion was seconded by Councilwoman O'Brien  
To send a letter of objection for a Zone of Influence - EBR Docket #SS-14-19 - Port Hudson Plains Rd.

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

## **6. Other Matters**

a. UDC update Group 2 (Villavaso and Associates, LLC)  
Stephen Villavaso spoke and gave an update on the UDC Group 2 meeting and spoke of the plan to move forward with Group 3.

## **J. APPROVE PAYMENT OF BILLS**

## **K. BUDGET AND FINANCIAL MATTERS**

1. Receive the Balance Sheet and Income statement as of October 31, 2019  
The motion was made by Councilman Montgomery  
The motion was seconded by Councilwoman O'Brien

To Receive the Balance Sheet and Income statement as of October 31, 2019

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

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

1. **Public Hearing and Adoption of Ordinance 2019-20 ORDINANCE**  
PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY  
FOR THE PLACEMENT OF DONATION COLLECTION BINS AND ALLOWING  
FOR THE REGULATION OF SAME AND FOR ALL OTHER MATTERS IN  
FURTHERANCE.

Mayor Amrhein declared a PUBLIC HEARING to be in session at 7:33 p.m. There being no one to speak in favor or against the adoption Mayor Amrhein declared the PUBLIC HEARING to be closed at 7:34 p.m.

The motion was made by Councilman Landry

The motion was seconded by Councilman Montgomery

To approve the **Adoption of Ordinance 2019-20 ORDINANCE**  
PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY  
FOR THE PLACEMENT OF DONATION COLLECTION BINS AND ALLOWING  
FOR THE REGULATION OF SAME AND FOR ALL OTHER MATTERS IN  
FURTHERANCE.

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

1. Cooperative Endeavor Agreement between the City of Zachary and Whimsical Alley for Parking and Storage

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Landry

To approve the Cooperative Endeavor Agreement between the City of Zachary and Whimsical Alley for Parking and Storage.

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

**ALTER AGENDA**

2. Approval of the 2020 City of Zachary Holidays

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve the 2020 City of Zachary Holidays.

YEAS: Nezianya, O'Brien, Landry, Montgomery

NAYS: None

ABSENT: None

ABSTAINED: None

1. Discussion regarding setting the election date for District 2 council member's position.

Councilman Nezianya spoke to the council members to explain the suggested process of the questioning of applicants for the District #2 position.

Mr. Hopewell spoke and explained to the council members the process of filling the District #2 position and the schedule the December 3, 2019 special meeting.

#### **ADDEDUM TO THE AGENDA**

1. Introduction of 2019-21 Authorizing the City of Zachary to acquire immovable properties pursuant to § 2-09 (A) (12) of the Home Rule Charter.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve the **Introduction of Ordinance 2019-21** Authorizing the City of Zachary to acquire immovable properties pursuant to § 2-09 (A) (12) of the Home Rule Charter.

YEAS: Nezianya, 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**

#### **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 adjourned at 7:53 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 26, 2019 a proper quorum being there and then present.

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