

**For the Meeting of Mayor and Council  
City of Zachary, LA  
Council Chambers, 4700 Main Street  
Tuesday, February 27, 2018, 6:30 P.M.**

**A. CALL TO ORDER**

Mayor Amrhein called the meeting to order at 6:30 p.m., on Tuesday February 27, 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 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

Ben Cavin – District 4

Tommy Womack – District 5

ABSENT

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. Minutes of the February 13, 2018 Regular Meetings.

The motion was made by Councilman Womack

The motion was seconded by Councilman Nezianya

To approve the Minutes of the February 13, 2018 Regular Meeting and approve them as presented.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

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**

- a. Ole Oaks – Oscar Zeringue – Variance to allow for a smaller lot width and less square footage than allowed in table 2.305 of the UDC and to allow for greater gross and net density than what is allowed in table 2.201 of the UDC.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve Ole Oaks – Oscar Zeringue – Variance to allow for a smaller lot width and less square footage than allowed in table 2.305 of the UDC and to allow for greater gross and net density than what is allowed in table 2.201 of the UDC.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- b. PJ's Coffee of New Orleans – 20103 Old Scenic Hwy – Variance to allow for a directional sign that has no provision in the UDC for a drive-thru sign.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Cavin

To approve PJ's Coffee of New Orleans – 20103 Old Scenic Hwy – Variance to allow for a directional sign that has no provision in the UDC for a drive-thru sign.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- c. The Salad Spot, LLC – 4347 High Street, Ste 109 – Variance to allow for a larger sign than what is allowed in table 5.301B of the UDC.

The motion was made by Councilwoman O'Brien

The motion was seconded by Councilman Cavin

To approve The Salad Spot, LLC – 4347 High Street, Ste 109 – Variance to allow for a larger sign than what is allowed in table 5.301B of the UDC.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

#### 4. Exceptions to Regulations

### H. ACTION MANDATED BY HOME RULE CHARTER

- a. Approval of the Zachary Historic Village Board  
(No action taken)

### I. PLANNING & ZONING MATTERS

- 1. **Receive Minutes of the Regular meeting of February 5, 2018 of the Planning Commission and the Minutes of the Regular meeting of February 5, 2018 of the Zoning Commission.**

The motion was made by Councilman Noel

The motion was seconded by Councilman Nezianya

**To Receive Minutes of the Regular meeting of February 5, 2018 of the Planning Commission and the Minutes of the Regular meeting of February 5, 2018 of the Zoning Commission.**

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

- 2. **Planning Matters REQUIRING a Public Hearing**
- 3. **Planning Matters NOT requiring a Public Meeting**
- 4. **Zoning Matters REQUIRING a Public Hearing**

- a. Conditional Use – Alcohol – 5465 Main Street, Suites C & D, Oishi Sushi

Mayor Amrhein opened the PUBLIC HEARING at 6:48 p.m. There being no one to speak in favor or against the conditional use permit Mayor Amrhein closed the PUBLIC HEARING at 6:49 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilwoman O'Brien

To approve a Conditional Use – Alcohol – 5465 Main Street, Suites C & D, Oishi Sushi.

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

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

**J. APPROVE PAYMENT OF BILLS**

**K. BUDGET AND FINANCIAL MATTERS**

- 1. Approval of Balance Sheet and Income Statement for the month of January 2018.

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To receive and accept the Balance Sheet and Income Statement for the month of January 2018.

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

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

**M. OLD BUSINESS PENDING**

**N. NEW BUSINESS**

- 1. **Public Hearing and Adoption of Ordinance 2018-01 ORDINANCE PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY TO PURCHASE CERTAIN IMMOVABLE PROPERTY PURSUANT TO HOME RULE**

CHARTER § 2-09 (12) AND ALLOWING FOR THE PURCHASE OF SAME

Mayor Amrhein opened the PUBLIC HEARING at 6:51 p.m. There being no one to speak in favor or against the adoption Mayor Amrhein closed the PUBLIC HEARING at 6:52 p.m.

The motion was made by Councilman Womack

The motion was seconded by Councilman Nezianya

To approve the **Adoption of Ordinance 2018-01** ORDINANCE PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY TO PURCHASE CERTAIN IMMOVABLE PROPERTY PURSUANT TO HOME RULE CHARTER § 2-09 (12) AND ALLOWING FOR THE PURCHASE OF SAME.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

2. **Public Hearing and Adoption of Ordinance 2018-04** 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.

Mayor Amrhein opened the PUBLIC HEARING at 6:53 p.m. There being no one to speak in favor or against the adoption Mayor Amrhein closed the PUBLIC HEARING at 6:54 p.m.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Noel

To approve the **Adoption of Ordinance 2018-04** 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.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

3. **Public Hearing and Adoption of Ordinance 2018-05** ORDINANCE PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY TO ADOPT BY REFERENCE THE MOST RECENT CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE REGULATIONS AND ORDINANCE WITH REGARD TO SEWERAGE, CHAPTER 5, PART 1, SECTION 250, ET SEQ., AS AMENDED AND PUBLISHED AS THOSE REGULATIONS AND ORDINANCES GOVERNING SEWERAGE IN THE CITY OF ZACHARY.

Mayor Amrhein opened the PUBLIC HEARING at 6:54 p.m. There being no one to speak in favor or against the adoption Mayor Amrhein closed the PUBLIC HEARING at 6:55 p.m.

The motion was made by Councilman Nezianya

The motion was seconded by Councilman Womack

To approve the **Adoption of Ordinance 2018-05** ORDINANCE PERTAINING TO THE DECLARATION OF INTENT BY THE CITY OF ZACHARY TO ADOPT BY REFERENCE THE MOST RECENT CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE

REGULATIONS AND ORDINANCE WITH REGARD TO SEWERAGE, CHAPTER 5, PART 1, SECTION 250, ET SEQ., AS AMENDED AND PUBLISHED AS THOSE REGULATIONS AND ORDINANCES GOVERNING SEWERAGE IN THE CITY OF ZACHARY.

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

4. **Introduction of Ordinance 2018-06** 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 Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve the **Introduction of Ordinance 2018-06** 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.

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

5. Authorization to repair air conditioning unit at City Hall Building for approximately \$140,000.00.

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To approve and authorize Mayor Amrhein to repair the air conditioning unit at City Hall Building for approximately \$140,000.00.

YEAS: Cavin, Nezianya, O'Brien, Noel, Womack  
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. Public Hearing of Notice of Condemnation; 9366 Main Street, Zachary, La; Lot 58, Little Farms Subdivision, First Filing

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To table the Public Hearing of Notice of Condemnation; 9366 Main Street, Zachary, La; Lot 58, Little Farms Subdivision, First Filing until March 27, 2018.

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

**P. REPORTS FROM DEPARTMENT HEADS**

John Hopewell was present to speak to Mayor Amrhein and to the council about the mileage rate for the upcoming year.

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

Mayor Amrhein spoke to the council about the improvements at the girls' softball field.

**R. ADJOURNMENT**

The meeting adjourned at 7:09

**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, February 27, 2018, a proper quorum being there and then present.

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