

**For the Meeting of Mayor and Council
City of Zachary, LA
Council Chambers, 4700 Main Street
Tuesday, April 10, 2018, 6:30 P.M.**

A. CALL TO ORDER

Mayor Pro Tem Nezianya called the meeting to order at 6:30 p.m., on Tuesday April 10, 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 Cavin

C. OPENING PROCEDURES

1. ROLL CALL

COUNCIL MEMBERS

Francis Nezianya – District 1
Brandon Noel – District 2
Laura O’Brien – District 3
Ben Cavin – District 4
Tommy Womack – District 5

ABSENT

David Amrhein

2. READING OF CITY POLICY RELATIVE TO OPEN MEETINGS

Before proceeding with the meeting, Mayor Pro Tem Nezianya 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 March 27, 2018 regular meeting.

The motion was made by Councilman Noel

The motion was seconded by Councilman Womack

To approve the Minutes of the March 27, 2018 regular meeting and accept them as written.

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

- a. Pay Request No. 1 for LCDBG Water Distribution System Improvements

The motion was made by Councilman Cavin

The motion was seconded by Councilwoman O'Brien

To approve a Pay Request No. 1 for LCDBG Water Distribution System Improvements in the amount of \$83,621.83. ___

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

NAYS: None

ABSENT: None

ABSTAINED: None

5. Other Projects

G. PRESENTATION OF DELEGATIONS

1. Requests to Speak

2. Hardship Waivers

3. Other Variances

- a. Variance Request – Jarreau’s Cajun Specialties – Glynn Jarreau – To allow for a larger wall sign than allowed in Table 5.301B of the UDC. To also allow an electronic message center that is larger than what is allowed in Section 5.204C of the UDC.

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To approve a Variance Request – Jarreau’s Cajun Specialties – Glynn Jarreau – To allow for a larger wall sign than allowed in Table 5.301B of the UDC.

To also allow an electronic message center that is larger than what is allowed in Section 5.204C of the UDC including color instead of monochrome. The council explained that this sign variance passed because of the way the sign is to be attached to the roof unlike a variance request that was denied in an earlier meeting due to the sign being attached on top of a roof.

YEAS: Cavin, Neziyanya, 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

The motion was made by Councilman Noel

The motion was seconded by Councilwoman O'Brien

To approve the Zachary Historic Village Board which includes Ryan Southall, Bob Whitaker, Jennifer Boyd, and Mike Gennaro.

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

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

3. Planning Matters NOT requiring a Public Meeting

4. Zoning Matters REQUIRING a Public Hearing

1. **Conditional Use-** Home Based Business – 6372 Summerlin (Ozelia Rose Antiques & etc.) Owner/Applicant: Timothy & Cherie Neyland

Mayor Pro Tem Neziyanya opened the PUBLIC HEARING at 6:43 p.m. Cherie Neyland, 6372 Summerlin Drive, Zachary, was present to speak in favor of the conditional use permit. Ms. Neyland explained that this was strictly an internet business and there would be no deliveries, signs, or customers coming to the residence. Greg Wiley, 6404 Summerlin Drive, Zachary, was present to speak against the conditional use permit. Mr. Wiley explained to the council that he and other residence had to follow HOA rules and regulations and did not want a business in the neighborhood. There being no one else to speak in favor or against the conditional use permit Mayor Pro Tem Neziyanya closed the PUBLIC HEARING at 6:50 p.m.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Womack

To approve a **Conditional Use**- Home Based Business – 6372 Summerlin (Ozella Rose Antiques & etc.) Owner/Applicant: Timothy & Cherie Neyland.

YEAS: Cavin, Neziyanya, O’Brien, Noel, Womack

NAYS: None

ABSENT: None

ABSTAINED: None

2. **Conditional Use**- Home Based Business –3954 Little Farms Dr. (Green & Sons Building) Owner/Applicant: Sam Green

Mayor Pro Tem Neziyanya opened the PUBLIC HEARING at 6:55 p.m. Mr. Sam Green was not present to speak on behalf of his request for the conditional use permit. Ronald Chapman, 3917 Little Farms Drive, Zachary was present to speak against the conditional use permit. Katherine Erwin, 4335 Little Farms Drive, Zachary, was present to speak against the conditional use permit. Both residence expressed concern of heavy equipment that could possibly be parked at the home and the damage it would cause to the streets in the neighborhood. There being no one else to speak Mayor Pro Tem Neziyanya closed the PUBLIC HEARING at 7:13 p.m.

The motion was made by Councilman Cavin

The motion was seconded by Councilman Womack

To deny **Conditional Use**- Home Based Business –3954 Little Farms Dr. (Green & Sons Building) Owner/Applicant: Sam Green.

YEAS: Cavin, Neziyanya, Noel, Womack

NAYS: O’Brien

ABSENT: None

ABSTAINED: None

3. **Conditional Use**- Home Based Business –1222 Mills Pointe Dr. (Z Street Holdings- Real Estate Investment)

Owner/Applicant/Registered Agent: Ryan Talbot

Mayor Pro Tem Neziyanya opened the PUBLIC HEARING at 7:24 p.m. Councilman Noel spoke and explained that he and Councilman Cavin were partners in the business and he was present to speak for Mr. Talbot. Councilman Noel explained that only mail would be delivered at the residence. There being no one else to speak Mayor Pro Tem Neziyanya closed the PUBLIC HEARING at 7:27 p.m.

The motion was made by Councilman Womack

To approve a **Conditional Use**- Home Based Business –1222 Mills Pointe Dr. (Z Street Holdings- Real Estate Investment) Owner/Applicant/Registered Agent Z Street Holdings: Ryan Talbot.

Due to the representative of Z Street Holdings listed on the agenda not attending the meeting there was a lack of a second and the motion failed. Councilman Cavin asked to pull the item from the agenda.

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

6. Other Matters

J. APPROVE PAYMENT OF BILLS

1. Approve Accounts Payable and the natural gas bill when it is received.

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve Accounts Payable in the amount of \$638,786.97 and the natural gas bill when it is received.

YEAS: Nezianya, O'Brien, Cavin, Womack

NAYS: None

ABSENT: Noel

ABSTAINED: None

K. BUDGET AND FINANCIAL MATTERS

L. OLD BUSINESS PENDING FOR FINAL ACTION

M. OLD BUSINESS PENDING

N. NEW BUSINESS

1. **Introduction of Ordinance 2018-07** 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 2018-07** 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

2. **Introduction of Ordinance 2018-08** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND AND CORRECT CERTAIN DEPARTMENTAL BUDGETS IN THE GENERAL FUND UTILITY FUND AND SPECIAL REVENUE FUND FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018.

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To approve the **Introduction of Ordinance 2018-08** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND AND CORRECT CERTAIN DEPARTMENTAL BUDGETS IN THE GENERAL FUND UTILITY

FUND AND SPECIAL REVENUE FUND FOR THE FISCAL YEAR COMMENCING JULY 1, 2017 AND ENDING JUNE 30, 2018.

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

3. **Introduction of Ordinance 2018-09** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO IMPLEMENT THE GENERAL FUND, UTILITY FUND, SPECIAL REVENUE FUND AND CAPITAL IMPROVEMENT FUND BUDGETS FOR THE FISCAL YEAR COMMENCING JULY 1, 2018 AND ENDING JUNE 30, 2019.

The motion was made by Councilman Womack

The motion was seconded by Councilman Cavin

To approve the **Introduction of Ordinance 2018-09** ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO IMPLEMENT THE GENERAL FUND, UTILITY FUND, SPECIAL REVENUE FUND AND CAPITAL IMPROVEMENT FUND BUDGETS FOR THE FISCAL YEAR COMMENCING JULY 1, 2018 AND ENDING JUNE 30, 2019.

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 (John Hopewell) (Tabled from the March 27, 2018 meeting)

The motion was made by Councilman Womack

The motion was seconded by Councilwoman O'Brien

To approve the request to remove this item from the agenda.

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

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 7:36 p.m.

CERTIFICATION

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

Francis Nezianya, Mayor Pro Tem

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 10, 2018, a proper quorum being there and then present.

Dana LeJeune, Clerk of the City Council