

SHELLY HORTON JR
MAYOR



STEPHANIE SULLIVANT-COLLIER
CAO/TOWN CLERK

TOWN OF BENTON LOUISIANA

REGULAR SESSION MINUTES

MAYOR AND BOARD OF ALDERMAN
TOWN OF BENTON

105 SIBLEY STREET, BENTON, BOSSIER PARISH, LOUISIANA
MONDAY, AUGUST 14, 2023, 6:00 PM

The Town of Benton Council met in regular and legal session on the 14th day of August 2023, at 6:00 p.m., in the Benton Council Chambers, Benton Town Hall, Benton, Louisiana. Mayor Shelly Horton called the Regular Session to order. Stephanie Collier, called the roll, with all members as follows:

Alderman Jackie Carr – ABSENT
Alderman Tiffany Manning – PRESENT
Alderman Ron Jones – PRESENT
Alderman James Friday - PRESENT
Alderman Wayne Cathcart -ABSENT

Alderman Manning gave the invocation and Alderman Jones led the pledge.

Others present were Attorney Erwin, Stephanie Collier, Chief Collier, Vickie Case, and members of the public.

Motion was made by Alderman Jones seconded by Alderman Friday to approve the agenda. Mayor Horton called for any comments, there being none the following votes recorded:

YEAS: Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart and Alderman Carr

Motion was made by Alderman Manning, seconded by Alderman Jones to approve the minutes of the July Meeting. Mayor Horton called for any comments, there being none the following votes recorded:

YEAS: Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart and Alderman Carr

There was no old business.

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Mayor Horton called the first items on the agenda, Vickie Case with Cook and Morehart for the 2022 audit report. Mrs. Case started by reviewing what the findings were and how to correct them. She discussed the overall financial status of the municipal as a whole and that the Town is in very good financial shape. She discussed that rates in the water sewer will need to be raised to keep up with the increasing cost of supplies, equipment, and services. Mrs. Case also reviewed the current retirement liability and the previous years. She closed by briefly highlighting the AUP's.

Alderman Carr is now on record as PRESENT.

Chief Collier spoke to the council about an opening in the department and his recommendation to fill that position is Officer Eric Smith. He has been with the Bossier Parish Sheriff Department for several years but wants to be patrol. He is P.O.S.T certified and lives in Town and he is ready to get started. Council members asked Officer Smith about his experience and why he would leave such a big department to come to a smaller one. Officer Smith stated that he had worked at the Correction Facility for as long as he had been a Police Officer and requested to be transferred to patrol, but he was never granted a transfer. He stated he has no experience in Patrol. Chief Collier stated that it will not take long to train him for patrol since he is already P.O.S.T.

Motion was made by Alderman Friday, seconded by Alderman Carr to approve Officer as the new full-time hire. Mayor Horton called for any comments, there being none the following votes recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart

Resolution 14 of 2023 approving the Master Plat for Palmetto Pointe Subdivision

WHEREAS the Benton-Parish Metropolitan Planning Commission (the "MPC") conducted a public hearing on April 3, 2023, for consideration of the Master Plat for Palmetto Pointe Subdivision, being 17.4 acres, more or less, located in Section 32, Township 20 North, Range 13 West, Benton, Louisiana (Located on the East side of Palmetto Road, North of Old Bellevue Road.) (Council District 5); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF BENTON, LOUISIANA:

- §1. The Master Plat for Palmetto Pointe Subdivision is hereby approved; and
- §2. The mayor is authorized to sign the Master Plat for Palmetto Pointe Subdivision upon satisfactory conditions have been met; and
- §3. This Resolution shall become effective upon final adoption and signature by the

mayor.

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Said Resolution having been read and considered by a quorum of the Board of Aldermen, on motion to adopt by Alderman Manning, seconded by Alderman Carr, a record vote was taken, and the following result was had:

Public Comments None were made.

YEAS: Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart and Alderman Carr

Resolution 15 of 2023 authorizing the mayor to sign all documents for the donation of property to the Benton Fire District 4:

A RESOLUTION TO APPROVE THE DONATION OF IMMOVABLE PROPERTY OF THE TOWN OF BENTON INDUSTRIAL PARK

WHEREAS, the Town of Benton, (hereafter, the “Town”) is the owner of approximately 5.119 acres of land located in the Benton Industrial Park, said land having been conveyed by deed recorded August 19, 1981, as instrument number 361705 in the Deed Records of Bossier Parish, Louisiana; and

WHEREAS, The Town, desires to donate approximately 5.119 acres, more or less, of the said tract to the Benton Fire District No. 4 (hereafter, the “District”); and

WHEREAS the said land is suitable for use by the District for a future Training Facility (the “designated use”); and

NOW THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Benton, in regular and legal session on this 14th day of August, 2023, that Shelly Horton, Mayor, be and is hereby authorized to execute on behalf of the Town of Benton, any and all documents in connection with the donation of immovable property of the Benton Industrial Park, Lot 1, located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 20 North, Range 13 West of the Louisiana Prime Meridian, Northwestern Land District, in the Town of Benton, Bossier Parish, Louisiana, to the Benton Fire District No. 4, with the town reserving all oil, gas and mineral rights, and

BE IT FURTHER RESOLVED, that as a condition of this donation, should the property either, (1) within 10 years from the date of a recorded donation of such property not be the site of a completed Training Facility for the District as generally provided in the schematic drawing provided by the District to the Town and attached hereto, or (2) at any time following this donation should the designated use of the donated property by the District change, then in such event the donation shall become null and void returned to the full and unencumbered ownership of the Town, with any expenses therefor to be borne by the District.

The resolution was offered by Alderman Manning, seconded by Alderman Carr on this the 14th day of August 2023. Resolution 15 was read in full, and the roll was called with the following votes recorded: Mayor Horton and Neil Erwin discussed the conditions Mayor Horton wanted to add to protect the Town by insuring the property will revert to the Town if the district changes their minds and he does not want land to be undeveloped. Mayor Horton stated 10 years for completion of the facility be added

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to all documents. Alderman Manning asked what about the buildings? What happens if they have built buildings on the property? Would they have to tear them down? Mayor Horton explained that no, they would be part of the land and the town would take ownership of the structures. Attorney Erwin presented the changes added to Resolution 15 as a condition for adoption. A motion made by Alderman Manning seconded by Alderman Carr to adopt Resolution 15 of 2023 with the changes and conditions provided by Mayor Horton and Attorney Erwin. Mayor Horton called for any public comments. There be none the following votes recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart

Mayor Horton explained that this zoning amendment is for the property in front Trejos, the orange building. He said that there is a gentleman that wants to put a small car lot there and the current zoning did not allow car lots so this is simply setting it for public hearing for next month.

Ordinance 853 of 2023 amending Chapter 130, Article 7, Section 130-182 of the Town of Benton Code of Ordinances and set for public hearing on September 11, 2023

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of Benton, Bossier Parish, Louisiana, convened in regular session that Chapter 130-Zoning, Article 7-Zoning Amendments, Section 130-182 be amended to reflect the Zoning Classification of a tract of land being .0275 acres more or less, from B-2 (Neighborhood Business) to a B-3 (Community Business and Central Business District) on the following described property:

Located in the southwest quarter of the northeast quarter of Section 31, Township 20 North, Range 13 West, physical address 6382 Highway 3, Benton, Louisiana for a proposed used car lot. (Town Council District 4), (Police Jury District 3)

This Ordinance was introduced by Alderman Manning, seconded by Alderman Jones to set for public hearing ON September 11, 2023. Mayor Horton called for any comments, there being none the following votes recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart

Mayor Horton stated that in the last meeting there were two properties that were on the agenda for condemnation process. The Taylor Café property on Second Street is in the process of being torn

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down. They have made a lot of progress so we will keep an eye on that and let you know when they are finished. The second property we at 616 Oakridge. The reason this property is back on the agenda is because right after the last meeting we discovered that ownership of the property has changed and so we must notify the rightful owners prior to proceeding with any condemnation for the property. Mayor Horton stated that there is someone here who has part ownership of the property who would like to address the council. Mr. Loyde Cox at 414 Caddo, stated that that property and the vacant lot to the north of it was his family's land years ago. He stated that he has someone working on renovating the home for visiting family members to stay in while in town. Mr. Cox stated that he is only half owner that the other owner is Cody. He stated that Cody will not return any calls or respond in any way about the property. Alderman Friday asked that if this property is going to be repaired then we need to see progress and have a timeline of when that progress should be made. Attorney Erwin stated that the documents Mr. Cox provided are not legally executed documents and are not considered a titled document. Mr. Cox stated that he has some other documents at his home and could bring them. Mayor Horton suggested rescheduling this to continue next September to give Mr. Cox time to provide the documents necessary showing part ownership. If he is unable to provide proof of ownership the other owner will be notified, and the condemnation process will move forward as scheduled.

Motion was made by Alderman Jones, seconded by Alderman Carr Mayor Horton called for any comments, there being none the following votes recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart

Motion was made by Alderman Friday, seconded by Alderman Manning to adjourn the meeting. Mayor Horton called for any comments, there being none the following votes recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Jones, and Alderman Friday

NAYS: None

ABSTAIN: None

ABSENT: Alderman Cathcart

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