

JAMES FRIDAY
MAYOR



STEPHANIE SULLIVANT-COLLIER
CAO/ TOWN CLERK

TOWN OF BENTON LOUISIANA

PUBLIC HEARING MINUTES TOWN OF BENTON MONDAY, JUNE 9, 2025, 6:30 PM

The Town of Benton Council met in a regular session on the 9th day of May 2025 at 6:30 p.m. in the Benton Council Chambers, Benton Town Hall, 105 Sibley Street, Benton, Louisiana. Mayor James Friday called the Public Hearing to order. Stephanie Collier called the roll with all members as follows:

Alderman Jackie Carr	PRESENT
Alderman Tiffany Manning	PRESENT
Alderman Tammy Brunson	PRESENT
Alderman Arshundae Perry	PRESENT
Alderman Terry Lawrence	ABSENT

Alderman Perry gave the invocation, and Alderman Brunson led the pledge. Others present were Attorney Erwin, Stephanie Collier, Debbie Rios, Officer Mora, and members of the public.

A motion was made by Alderman Perry, seconded by Alderman Carr, to approve the Public Hearing agenda. Mayor Friday called for public comments; there being none, the following votes were recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry
NAYS: None
ABSTAIN: None
ABSENT: Alderman Lawrence

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PUBLIC HEARING ITEMS:**Resolution 8 of 2025**

BE IT RESOLVED, that the following millage(s) are hereby levied on the 2025 tax roll on all property subject to taxation by the Town of Benton:

MILLAGE

General Alimony # 5079 001	6.500 mills
Streets # 5079 002	4.350 mills

BE IT FURTHER RESOLVED that the proper administrative officials of the Parish of Bossier, State of Louisiana, be. They are hereby empowered, authorized, and directed to spread said taxes, as hereinabove set forth, upon the assessment roll of said Parish for the year 2025, and to make the collection of the taxes imposed for and on behalf of the taxing authority, according to law, and that the taxes herein levied shall become a permanent lien and privilege on all property subject to taxation as herein set forth. Collection thereof shall be enforceable in the manner provided by law.

Mayor Friday called for any comments. Alderman Manning asked about the street millage and the previous election. Alderman Carr asked about the consequences since the taxpayers voted against it. Stephanie Collier stated that it is a loss of revenue totaling \$70,000.00. 2025 is the last year we can collect this millage because it expires in 2026 unless it is approved in the next election. Mayor Friday explained that this is a renewal of the current tax that we are already paying.

ADJOURN PUBLIC HEARING

Motion made by Alderman Carr, seconded by Alderman Perry, to adjourn the Public Hearing. Mayor Friday called for any other comments; there being none, the following votes were recorded:

YEAS: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry
 NAYS: None
 ABSTAIN: None
 ABSENT: Alderman Lawrence

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**REGULAR SESSION MEETING
MINUTES
TOWN OF BENTON
MONDAY, JUNE 9, 2025, 6:30 PM**

The Town of Benton Council met in a regular session on the 9th day of June 2025, at 6:30 p.m. in the Benton Council Chambers, Benton Town Hall, 105 Sibley Street, Benton, Louisiana. Mayor James Friday called the Regular Session to order, all members are as follows:

Alderman Jackie Carr	PRESENT
Alderman Tiffany Manning	PRESENT
Alderman Tammy Brunson	PRESENT
Alderman Arshundae Perry	PRESENT
Alderman Terry Lawrence	ABSENT

Alderman Manning stated that she has questions about the previous meeting minutes. She said, "The minutes sound objective," and added, "I would like the 'rate study' to be printed in the minutes". Stephanie Collier responded that the study was published in the minutes. Alderman Manning requested that the entire study be published. Attorney Erwin explained that the law does not require meeting minutes to be written verbatim, and the clerk can summarize relevant content. Mayor Friday called for a motion to approve the Regular Session Agenda. Motion by Alderman Manning and seconded by Alderman Carr to approve the Regular Session Agenda. Mayor Friday called for public comments; there being none, the following vote was recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry
NAYS: None
ABSTAIN: None
ABSENT: Alderman Lawrence

Motion by Alderman Manning and seconded by Alderman Carr to approve the May 9th Minutes. Mayor called for public comments: Alderman Manning spoke again, stating, "The minutes need not be summarized." She continued expressing concern that Stephanie summarizes the minutes and they are not conveyed the way they were spoken; that they were "objective". Once again, Attorney Neil advised Alderman Manning that the law states that the minutes can be summarized. Ms. Manning added again that she wanted the 'rate study' she presented at the last meeting to be added to the minutes. Stephanie responded, "You want the rate study published in full?" Alderman Manning replied, "Yes". Stephanie Collier stated, "It will be published in full."

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AYES: Alderman Carr- “with the addition of the rate study”, Alderman Manning- “with the addition of the rate study”, Alderman Brunson, and Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

OLD BUSINESS:

Final Vote: Resolution 8 of 2025 adopting the tax millage rates for 2025.

Motion by Alderman Perry, seconded by Alderman Brunson. Mayor Friday called for comments; there being none, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

NEW BUSINESS:

1. Resolution 9 of 2025:

A RESOLUTION PLACING A MORATORIUM ON THE APPROVAL OR PERMITTING OF OFFICE WAREHOUSES, OR COMMERCIAL OPERATIONS SIMILAR THERETO, OTHER THAN IN THE INDUSTRIALLY ZONED AREAS OF THE TOWN OF BENTON, FOR A PERIOD OF SIX MONTHS, UNLESS FURTHER EXTENDED OR CANCELLED SOONER

WHEREAS, the Town of Benton has the right, power, and authority to enact zoning and land use ordinances vital to promote, protect, and preserve the general welfare, safety, health, peace, and good order of the municipality; and

WHEREAS, development of office warehouses, or commercial operations similar thereto, other than in industrially zoned areas of the Town of Benton, are determined to be incompatible with the desired growth of business occupation generally provided within the Zoning Ordinances for the areas zoned other than for industrial operation, resulting in the need for possible development of ordinances related thereto.

BE IT RESOLVED that the Town of Benton hereby places a moratorium on the approval or permitting of office warehouses, or commercial operations similar, other than in the industrially zoned areas of the Town of Benton, for a period of six (6) months from the date of adoption of this resolution unless further extended or cancelled.

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Motion by Alderman Carr, seconded by Alderman Brunson to approve Resolution 9 of 2025. Mayor Friday called for comments: Alderman Carr asked for an explanation. Mayor Friday explained that this will put a temporary hold on the approval of commercial warehouses being built all over town. Small warehouses should be located in the industrial park, rather than in the center of town, adjacent to residential areas. This will give the MPC time to rewrite the code, amending the section to remove “warehouse” from the business districts and add it to the industrial district. Alderman Manning asked, “What are the core areas?” Attorney Neil reiterated Mayor Friday’s statement that the central part of town. Mayor Friday called for any other comments; there being none, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry
 NAYS: None
 ABSTAIN: None
 ABSENT: Alderman Lawrence

2. ORDINANCE 604 of 2025:

AN ORDINANCE TO AMEND CHAPTER 20, SOLID WASTE, BY ADDING SECTION 2 ESTABLISHING REGULATIONS FOR BULK ITEMS AND RELATED SERVICES

BE IT ORDAINED by the Mayor and Board of Aldermen, Town of Benton, do hereby amend Chapter 20, to add section 2 to read as follows:

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context indicates a different meaning:

Section I: Definitions

Additional container means an additional container beyond the first container provided to each customer.

Authorized commercial establishments are any establishments that do not generate enough solid waste for a dumpster. Upon approval from the town, they may receive a container for solid waste collection service contracted by the town.

Bulk Items means stoves, refrigerators, washing machines, dishwashers, sofas, tables, and similar items with a weight or volume greater than that allowed for containers. No other separately defined waste types will be considered bulk waste.

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Preparation for collection means containers placed curbside on the evening before the designated collection day. For public safety, appliance doors must be removed prior to being placed curbside. Yard waste must be bagged and limbs stacked curbside.

Commercial establishment means any location within the town wherein a person or organization of any kind conducts or is engaged in any business or trade, whether such business or trade is for profit, nonprofit or charitable purposes, or wholesale stores, nursing homes, hospitals, apartments and apartment complexes, government housing projects, schools and churches.

Curbside means that area immediately adjacent to the edge of the thoroughfare, not to exceed four feet from the edge of the street or curb, bordering the front property line. Specifically excluded are alleyways, regardless of the property owner's definition of the front property line.

Excluded waste includes tires, hazardous waste, paint /paint cans, industrial, chemicals, and any material such as lumber, brick, plaster, broken concrete, gutters, roofing materials or other substances accumulated as a result of repairs or additions to existing buildings, construction of new buildings or demolition of existing structures.

Household Garbage means all normal and usual household waste products placed in approved containers for collection purposes, such as organic waste from food preparation and consumption, wrapping and packaging materials, metal, glass, and plastic containers, and other items.

Occupant means any person occupying or using any building, house, structure, or grounds.

Offal waste and dead animals refer to dead animals and animal matter (land or marine) from hunting/ fishing and establishments such as butcher shops, slaughterhouses, food processing and packing plants, and taxidermy facilities.

Owner means anyone with a recorded title to any building, house, structure, or grounds.

Private solid waste collectors mean any person or entity engaged in the collection, transportation, and disposal of materials listed under the definition of household garbage.

Residence means a person's home location within the municipal boundary of the Town of Benton.

Yard waste means tree and shrubbery trimmings or other waste usually created as refuse in the case of trees and bushes being trimmed. Individual tree limbs are not to exceed six feet in length, eight inches in diameter, and/or 65 pounds in weight. Waste accumulated from cutting grass and dry leaf rakings. Yard waste must be bagged and free of dirt, rocks, large branches, and bulky or noncombustible materials.

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Section 2: Collection and disposal

(a) The town contracts with a private solid waste collector to collect and dispose of household waste. The collector provides containers to the town for distribution to each residential property with an established water and sewer account. The collector is required to collect and dispose of properly containerized household waste **once per week on Wednesday**. Additional containers are available for ten dollars (\$10) per container upon request by the occupant and/or owner.

(b) Commercial establishments are not included in the Town collection contract; therefore, they are responsible for obtaining commercial solid waste services for their establishment.

(c) The private solid waste collector shall not collect any excluded or offal waste (see section I: definitions of excluded waste), and customers shall not place these materials curbside.

Section 3: Monthly Bulk items and weekly yard waste collections

(a) The town provides weekly yard waste collection to residents at no additional cost. All yard waste must be securely bagged and placed curbside once weekly on the **evening before (Wednesday)** collection day.

(b) The town provides monthly bulk item collections on the **first Tuesday of each month**. A twenty-five-dollar (\$25) fee must be prepaid by the first Monday of the month. The twenty-five-dollar (\$25) fee for up to five (5) bulk items. All fees must be paid at least 24 hours prior to date for pick up. Residents must prepay bulk item fees and be placed on the list for pickup. "Special pickups" outside of the designated day of the month will be considered. Special pickup fees of one hundred dollars (\$100) for up to five (5) items shall be paid no later than 24 hours prior to the date requested for pickup.

(c) The town shall not pick up any excluded or offal waste (see section I: definitions of excluded waste), and customers shall not place these materials curbside.

Section 4: Penalties

(a) Any person in possession of a container assigned to another address shall be charged a tampering fee of one hundred fifty dollars (\$150).

(b) No person shall place containers, bagged yard waste, limbs, and bulk items curbside on any day other than the days specified in section 2(a), 3(a), and 3(b) of this chapter. Violators will accrue a (\$10) ten dollar penalty for each day items are left curbside.

NOW THEREFORE BE IT ORDAINED that all other ordinances of the Town of Benton or portions thereof that are in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

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Motion by Alderman Perry and seconded by Alderman Carr to introduce and set Ordinance 604 for public hearing. Mayor Friday called for comments: Alderman Carr asked about the bags of yard waste and limbs being set on the curb after a storm. Mayor Friday stated that after a storm we send the guys out to pick-up storm debris. Alderman Carr questioned the \$150.00 penalty for someone being in possession of a container that was assigned to another property. Stephanie Collier explained that each container has a barcode, and when Live Oak distributed containers, they recorded the barcodes and assigned them to the address. Alderman Carr asked, "So they get out of the truck and scan every trash can?" Stephanie Collier replied, "No. They use a device that has a map of our town, and the map shows how many cans are assigned to each address." "If there is a can that does not belong to the address, they do not pick it up." Alderman Carr asked if that was in the contract and if she could see the contract. Stephanie Collier stated, "Yes, you can see the contract, but I am unsure if that is specifically in the contract, but it was told to us when we met with their corporate officers." Alderman Carr presented a scenario of a resident who had missed the trash truck one morning and pushed their trash to the other side of the street to be picked up when the truck returned. "Will the person across the street be suspected of having taken the can?" "No, because I am sure the collectors have seen that happen before." Concerning the bulk item pick-ups, Alderman Carr asked, "Are we amending an ordinance that is already in place?" Mayor Friday replied, "Yes, the bulk item pick-up is being added." Ms. Carr responded, "The Town goes now and gets these things for free." The mayor went on to explain that yes, we pick up yard waste and limbs, but the bulk items require a special dumpster that the town is paying for, which means we have to charge for that service. Alderman Perry questioned "commercial businesses?" The mayor answered, "They have their own contracts for solid waste service." Alderman Brunson wanted to know how people would hear about this service change. The mayor replied in the Town newsletter, on our sign, website, and/or on water bills. Alderman Carr asked regarding the \$10 per day fee, "What if you were out of town and put your items curbside before you left, and it is before the designated time?" Stephanie Collier stated, We are just trying to help the town look good. When meeting with the Mayor and the Property Standards Inspector, it was brought to our attention that there are no penalties for items being left curbside for extended periods. Attorney Erwin stated his concerns about *when* to put items curbside. (exclude \$10 for early put on the curb). He suggested removing that part for tonight and having the Property Standards Inspector attend the next meeting. Alderman Perry: How do you collect after they leave a couch and move away? Alderman Brunson stated that tree limbs are in a ditch on Caddo and have been there for a while. She added that the contractor put them there and should have cleaned them up. Mayor Friday stated that the Property Standards Inspector has been in contact with the contractor and is working to resolve the issue. Mayor Friday called for any other comments; Alderman Manning asked that when we have Special Session meetings, will they be held at 3 of 4 pm or will they be at 6:30 pm? The mayor stated that they will be at 6:30 pm., no other comments were made, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

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ORDINANCE 605 OF 2025: T-5-25 – D. GATES
 AN ORDINANCE AMENDING CHAPTER 130, ARTICLE 7, SECTION 130-182 OF THE
 TOWN OF BENTON CODE OF ORDINANCES

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of Benton, Bossier Parish, Louisiana, convened in Special Session, does hereby amend Chapter 130-Zoning, Article 7-Zoning Amendments, Section 130-182 of the Town of Benton Code of Ordinances to reflect the Zoning Classification of a tract of land being 1.67 acres more or less, from B-2 (Neighborhood Business District) to a B-3 (Community Business and Central Business District) located in Section 30, Township 20, Range 13 West for a proposed Retails Sales and Self-Storage facility located at 6500 Hwy 3, Benton, Louisiana. (Town of Benton Council District 3) (Police Jury District 4)

Motion by Alderman Perry, seconded by Alderman Carr, to introduce and set for public hearing in July. Mayor Friday called for any other comments; there being none, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Lawrence

ORDINANCE 606 OF 2025: T-6-25 P. MASSEY
 AN ORDINANCE AMENDING CHAPTER 130, ARTICLE 7, SECTION 130-182 OF THE
 TOWN OF BENTON CODE OF ORDINANCES

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of Benton, Bossier Parish, Louisiana, convened in Special Session, does hereby amend Chapter 130-Zoning, Article 7-Zoning Amendments, Section 130-182 of the Town of Benton Code of Ordinances to reflect the Zoning Classification of a tract of land being 0.964 acres, more or less, from B-1 (Transition Business District) to a R-2 (Multiple-Family Residence District) located in Section 29, Township 20, Range 13 West for a proposed apartment complex located at 134 3rd Street, Benton, Louisiana. (Benton Council District 1) (Police Jury District 4)

Mayor Friday called for any comments. Alderman Carr stated that this is the third time this has come before the council for a zoning change. What are the plans for this development? Mayor Friday stated that the owners hope to use it for extended stay for workers or executives who come to the area to work. Alderman Manning asked like an air b&b? Mayor answered, “No, he changed that at the March 3 MPC meeting. Alderman Manning asked if they have a contract with the Plain Dealing sawmill? Mayor: I don’t know. Mayor Friday stated that we are only

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introducing it and setting for a public hearing tonight. Attorney Erwin advised, “Let it be introduced, gather information on it, and then discuss it at the Public Hearing.” Mayor Friday called for any other comments; there being none, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, and Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

ORDINANCE 607 OF 2025: Introduce and set for public hearing on July 14

T-9-25 – T. FOSHEE (GREENTREE VENTURES 2 LLC)

AN ORDINANCE AMENDING CHAPTER 130, ARTICLE 7, SECTION 130-182 OF THE TOWN OF BENTON CODE OF ORDINANCES

BE IT ORDAINED by the Mayor and Board of Alderman of the Town of Benton, Bossier Parish, Louisiana, convened in Special Session, does hereby amend Chapter 130-Zoning, Article 7-Zoning Amendments, Section 130-182 of the Town of Benton Code of Ordinances to reflect the Zoning Classification of a tract of land being 2.888 acres more or less, from R-1 (Residence One Family District) to a B-1 (Transition Business District) located in Section 32, Township 20, Range 13 West located at the intersection of Palmetto Road and North Lost River Drive, Benton, Louisiana for future commercial development. (Town of Benton Council District 5) (Police Jury District 3) contingent PUD approval and consideration of B-2 zoning, pending site plans, and environmental impact study.

Motion by Alderman Carr and seconded by Alderman Perry to introduce and set for public hearing on July 14. Mayor Friday explained that this is similar to the Jamestown subdivision, where a section is reserved for commercial property at the entrance of Jamestown. He stated that the types of businesses are limited, with no gas stations or fast-food establishments. Michael Kelsch approached the podium and explained the types of businesses permitted in a B-1 district.

The mayor asked for any other comments; with there being none, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

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ORDINANCE 608 of 2025: Introduced and set for public hearing on July 14

AN ORDINANCE TO AMEND CHAPTER 14, NUISANCES, ARTICLE 3, WEEDS AND YARD
VEGETATION, SECTION 14-50

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Benton, Louisiana, that the Benton code Chapter 14, Article 3, Section 14-50 be amended to read as follows:

Section 14-50: Owners required to keep cut or remove noxious weeds or grass.

Current Law:

All owners of any lot, place or area within the corporate limits of the town are hereby required to keep cut, destroyed or removed from all lots, places or areas within the corporate limits of the town, noxious weeds or grass or other deleterious, unhealthful or noxious growths on their property within the corporate limits of the town.

Amended Law:

All owners of any lot, place or area within the corporate limits of the town are hereby required to keep cut, destroyed or removed from all lots, places or areas *including ditches in front of property line*, within the corporate limits of the town, noxious weeds or grass or other deleterious, unhealthful or noxious growths on their property within the corporate limits of the town.

Motion by Alderman Carr, seconded by Alderman Manning, to introduce and set for public hearing. Mayor Friday called for comments: Alderman Manning questioned who is responsible for the ditches. She understood it to be the town's responsibility. The mayor replied that most people already mow the ditch in front of their homes, and there is no reason everyone can't mow their ditches. Manning: "What is the current statute? What if you aren't able to?"

Stephanie Collier, "There is no law, state or local, that requires a municipality to mow ditches; the town's responsibility is drainage. (keeping ditches debris free and culverts clear) Alderman Carr stated that she mows her ditch, but did not agree with mandating everyone to mow theirs. Mayor Friday said that if you are already mowing your yard or having it mowed, then you should be just doing that area between the ditch and the road, if possible. Alderman Carr: "Let me ask this in a different way. Our town workers sometimes mow some of them. How do they pick and choose which ones to mow? Is it from the kindness of their heart? She told Alderman Ms. Carr it was in the town code online. The mayor told Stephanie to pull the ordinance up tomorrow so they can see it. Alderman Manning asked the mayor "Why do you think it's being changed? Mayor: "I don't know-Why do you think it's being changed? Alderman Manning: "You can't make everyone do it."

Attorney suggested we change the wording in italics to "*including ditch in front of property line*." Mayor asked for any other comments to be made; there being none, the roll was called as follows:

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AYES: Alderman Carr, Alderman Brunson, Alderman Perry

NAYS: Alderman Manning

ABSTAIN: None

ABSENT: Lawrence

Motion made by Alderman Manning and seconded by Alderman Perry to approve the May Financials. Mayor Friday called for any comments. Alderman Manning asked about Expenditure line 10: Pole at ballfield. The mayor said that the Town owns the ballfield, and we are responsible. Alderman Manning asked to come in and review a few statements tomorrow at 2 pm and asked about the current balance for building maintenance on the GF balance statement. Stephanie Collier stated that yes, 2 pm is fine, and will check into the high balance. Alderman Manning asked about a medical bill for an injury on line 62. Stephanie Collier responded that it was a minor injury and that is all the information that can be shared due to HIPAA laws. Mayor Friday called for any other comments; there being none, the following votes were recorded:

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

Motion by Alderman Carr and seconded by Alderman Brunson to adjourn the Regular Session.

AYES: Alderman Carr, Alderman Manning, Alderman Brunson, Alderman Perry

NAYS: None

ABSTAIN: None

ABSENT: Alderman Lawrence

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