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SPECIAL SESSION
MINUTES
TOWN OF BENTON COUNCIL
105 SIBLEY STREET, BENTON, LOUISIANA 71006
THURSDAY, AUGUST 27, 2026, 6:30 p.m.

The Town of Benton met in a Special Session on the 27th day of August 2026 at 6:30 p.m. in the Benton Council Chambers, Benton Town Hall, 105 Sibley Street, Benton, Louisiana. Mayor James Friday called the meeting to order. Debbie Rios called the roll with all members as follows:

Alderman Jacqueline Neal Carr	ABSENT	(No call/ no show)
Alderman Tiffany Manning	ABSENT	(No call/ no show)
Alderman Tammy Brunson	PRESENT	
Alderman Arshundae Perry	PRESENT	
Alderman Terry Lawrence	PRESENT	

Others present were Attorney Joel Murphy, CAO Stephanie Collier, Deputy Clerk Robert Gonzalez, Assistant Chief Larry Weaver, and members of the public.

A motion was made by Alderman Perry and seconded by Alderman Lawrence to approve the agenda for the Special Session. Mayor called for a roll call vote:

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

SPECIAL SESSION ITEMS: Mayor Friday read aloud for the record.

RESOLUTION 6 OF 2026:

A RESOLUTION OF THE TOWN OF BENTON, LOUISIANA, APPROVING THE APPLICATION OF BENTON CROSSING RV PARK AND FOR THE DEVELOPMENT OF TEMPORARY RV PARKS TO ACCOMMODATE THE INCREASED DEMAND FOR TEMPORARY HOUSING AND FOR ESTABLISHING MINIMUM OPERATIONAL REQUIREMENTS AND COVENANTS TO BE INCORPORATED INTO LEASE AGREEMENTS; AND OTHERWISE PROVIDING WITH RESPECT THERETO.

A motion was made by Alderman Lawrence and seconded by Alderman Perry to approve Resolution 6 of 2026. Mayor asked Ms. Collier to read the resolution aloud for the record.

RESOLUTION 6 OF 2026

WHEREAS the Town of Benton, Louisiana ("Town"), has experienced or anticipates increased demand for temporary housing associated with economic development, construction activities, infrastructure projects, emergency response needs, workforce housing demands, and other temporary residential needs;

and

WHEREAS Benton Crossing RV Park ("Applicant") has submitted an application seeking approval for the development and operation of a temporary RV park within the jurisdiction of the Town; and

WHEREAS the Benton MPC, Mayor, and Board of Aldermen have reviewed the application and determined that the proposed development may assist in addressing temporary housing needs while promoting orderly growth and protecting the health, safety, and welfare of the residents of the Town; and

WHEREAS approval of the proposed development shall be effective for an initial term of five (5) years from the date of approval, with the option to renew for successive one-year terms upon approval by the Town Council and continued compliance with all applicable local, state, and federal laws, regulations, and permit requirements; and

WHEREAS, the Town finds it necessary and appropriate to establish minimum operating standards and lease requirements applicable to temporary RV parks and their occupants;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Benton, Louisiana, that:

SECTION 1. APPROVAL OF APPLICATION
The application submitted by Benton Crossing RV Park for the development and operation of a temporary RV park is hereby approved, subject to compliance with all applicable federal, state, parish, and local laws, ordinances, regulations, permits, inspections, and the conditions set forth in this Resolution. Such approval shall remain in effect for an initial term of **five (5) years** from the date of approval. Upon expiration of the initial term, the agreement may be renewed for **successive one-year terms** upon approval of the Town Council, provided the development remains in compliance.

SECTION 2. PURPOSE
The purpose of this Resolution is to facilitate temporary housing opportunities while ensuring that temporary RV park developments operate in a safe, sanitary, and orderly manner, and are compatible with surrounding properties and the interests of the Town.

SECTION 3. MINIMUM OPERATIONAL REQUIREMENTS
The owner and operator of Benton Crossing RV Park shall, at a minimum:

1. Maintain all utility connections, roads, parking areas, drainage facilities, and common areas in a safe and operable condition.
2. Provide potable water, wastewater disposal, electrical service, and solid waste collection in accordance with applicable laws and regulations.
3. Maintain the property free from excessive debris, nuisance conditions, and health hazards.
4. Provide adequate lighting for common areas, entrances, and roadways.
5. Maintain appropriate liability insurance coverage.
6. Establish a designated management representative available to respond to operational issues and emergencies.
7. Comply with all fire safety, building safety, and emergency access requirements.
8. Prohibit activities constituting a public nuisance or creating unreasonable disturbances to neighboring properties.
9. Maintain a current registry of tenants and occupied spaces, subject to applicable privacy laws.
10. Allow inspections by authorized governmental officials as permitted by law.
11. Maintain a valid Occupational license annually.

SECTION 4. LEASE AGREEMENT COVENANTS
All lease agreements executed between the RV park operator and tenants shall include provisions substantially requiring:

1. Compliance with all park rules and regulations.
2. Compliance with all applicable laws and ordinances.
3. Registration of all occupants residing within the leased RV space.
4. Maintain the leased space in a clean and sanitary condition.
5. Proper disposal of trash and waste materials.
6. Prohibition of unlawful conduct, excessive noise, or nuisance activities.
7. Maintenance of valid registration and insurance for recreational vehicles as required by law.
8. Acknowledgment that occupancy is temporary in nature and subject to the terms and conditions established by the RV park operator and the Town.
9. Consent to enforcement actions for violations, including warnings, fines where authorized, eviction proceedings, or termination of occupancy rights as permitted by law.
10. Compliance with safety directives issued during emergencies or natural disasters.

SECTION 5. ENFORCEMENT
Failure to comply with the requirements of this Resolution, Town ordinances, or applicable laws may result in enforcement actions including suspension or revocation of approvals, issuance of notices of violation, penalties authorized by law, or other remedies available to the Town.

SECTION 6. SEVERABILITY
If any provision of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE
This Resolution shall become effective immediately upon its adoption.

Mayor Friday called for any public comments. Blake Whittington spoke.

Mayor Friday asked for council questions. With there being none, the following votes were recorded:

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

Mayor Friday called for adjournment. A motion was made by Alderman Perry and seconded by Alderman Lawrence to adjourned. Mayor called for all in favor:
AYES: 3
NAYS : 0

Meeting adjourned at 6:42 p.m.