

JAMES FRIDAY
MAYOR



STEPHANIE SULLIVANT-COLLIER
CAO/ TOWN CLERK

TOWN OF BENTON

LOUISIANA

PUBLIC HEARING **AGENDA**

MAYOR AND BOARD OF ALDERMAN
TOWN OF BENTON

105 SIBLEY STREET, BENTON, BOSSIER PARISH, LOUISIANA
MONDAY, MARCH 10, 2025, 6:30 PM

CALL TO ORDER – James Friday Mayor

INVOCATION –

PLEDGE –

ROLL CALL – Stephanie Collier

AGENDA – Motion / Second to approve Public Hearing Agenda
Public Comments
Roll Call Vote

PUBLIC HEARING ITEMS

- 1. ORDINANCE 600 of 2025 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 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 1.306 acres more or less, from R-2 (Multiple Family Residence District) to a B-3 (Community Business and Central Business District) for a proposed storage, office facility, and restaurant, to be located at 210 Fifth Street, Benton. (Town Council District 2) (Police Jury District 4) on the following described property:

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6 OF BLOCK 28 IN THE TOWN OF BENTON, BOSSIER PARISH, LOUISIANA; AND THE SOUTH HALF OF THE ABANDONED RIGHT OF WAY OF FOURTH STREET BY TOWN OF BENTON ORDINANCE #262 OF 1994; AND THE WESTERN 20' OF THE ABANDONED RIGHT OF WAY OF BOSSIER STREET; AND THE EAST HALF OF THE ABANDONED ALLEY BY TOWN OF BENTON ORDINANCE #144 OF 1983. ALSO LOCATED IN SECTION 29, TOWNSHIP

105 Sibley Street / P O Box 1390
Benton, Louisiana 71006
(318) 965-2781 / (318)965-2577 fax
www.townofbentonlouisiana.webs.com website

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The Town of Benton is an equal opportunity employer.

20 NORTH, RANGE 13 WEST, TOWN OF BENTON, BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND SQUARE TUBING AT THE NORTHEAST CORNER OF LOT 1 OF T.L. CHANCE COMMERCIAL SUBDIVISION UNIT NO. 1, AS RECORDED UNDER INSTRUMENT NUMBER 1325477 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA; RUN THENCE SOUTH 74°34'21" EAST A DISTANCE OF 170.00 FEET, THENCE RUN SOUTH 019°23" WEST A DISTANCE OF 335.00 FEET TO THE NORTHERLY RIGHT OF WAY OF FIFTH STREET, THENCE RUN ALONG SAID RIGHT OF WAY NORTH 74°34'21" WEST A DISTANCE OF 170.00 FEET, THENCE RUN NORTH 15°25'03" _EAST A DISTANCE OF 200.00 FEET TO A FOUND 2" IRON PIPE; THENCE RUN NORTH 15°10'59"

EAST A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING APPROXIMATELY 1.306 ACRES.

Public Comments

1. ORDINANCE 601 OF 2025 (T-1-25)

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 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 1.681 acres more or less, from R-1 (One Family Residence District) to a B-3 (Community Business and Central Business District) for a proposed cheer and tumbling gymnasium, located at 608 Fifth Street, Benton on the following described property:

COMMENCE AT A FOUND ½" IRON PIPE MARKING THE SOUTHEASTERLY CORNER OF LOT NO. 1 NEILL ACRES, ON THE NORTHERLY EXISTING APPARENT RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NO. 162 (FIFTH STREET) BOSSIER PARISH ASSESSMENT # 103944 LYING NORTH OF FIFTH STREET LOCATED IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 13 WEST OF THE LOUISIANA MERIDIAN, NORTHWESTERN LAND DISTRICT, PARISH OF BOSSIER, STATE OF LOUISIANA; THENCE RUN SOUTH 75°52'16" EAST ALONG SAID APPARENT RIGHT-OF-WAY LINE, A DISTANCE OF 513.87' TO A FOUND 1" IRON ROD FOR A POINT OF BEGINNING; THENCE NORTH 09°46'15" EAST DEPARTING SAID APPARENT RIGHT-OF-WAY LINE, A DISTANCE OF 309.22' TO A SET ½" REBAR WITH YELLOW CAP ON THE NORTHERLY LINE OF LOT 5, BLOCK "C"; THENCE SOUTH 89°46'04" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 190.00' TO A SET ½" REBAR WITH YELLOW CAP; THENCE SOUTH 00°00'00" WEST DEPARTING SAID NORTHERLY LINE OF LOT 5, A DISTANCE OF 365.00' TO A SET ½" REBAR WITH YELLOW CAP ON THE NORTHERLY APPARENT RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 162; THENCE NORTH 75°52'16" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.04' BACK TO THE POINT OF BEGINNING,

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CONTAINING 1.681 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL SERVITUDES, RIGHTS OF USE, AND/OR RIGHT OF WAY OF RECORD OR USE.

2. ORDINANCE 602 OF 2025

AN ORDINANCE AMENDING CHAPTER 130, ARTICLE 7, SECTION 130(G)(2)-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 regular session, does hereby amend Chapter 130-Zoning, Article 7-Zoning Amendments, Section 130 (g) Legislation Disposition, (2) Reconsideration, to read as follows:

(2) In all cases where property is rezoned and is not used for the purpose for which it was rezoned within a period of one year two years from the date of rezoning, the planning commission shall, upon its own notice, call a public hearing for the purpose of considering changing the zoning classification to that which existed at the time of the original application.

BE IT FURTHER ORDAINED that this Ordinance was introduced by Alderman _____ and seconded by Alderman _____ on the ____ day of ----- 2025 and adopted by the following votes:

Public Comments

Motion / Second to adjourn the Public Hearing

In favor

Opposed

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**REGULAR SESSION
AGENDA
TOWN OF BENTON
MONDAY, MARCH 10, 2025, 6:30 PM**

CALL TO ORDER James Friday, Mayor

AGENDA Motion / Second to approve the Regular Session agenda
Public Comments
In favor
Opposed

MINUTES Motion / Second to approve the February Minutes
Public Comments
In Favor
Opposed

OLD BUSINESS:

1. Consider ORDINANCE 600 of 2025 (T-4-25) Final Vote

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

Motion / Second to approve
Public Comments
Roll Call Vote

2. Consider ORDINANCE No. 601 of 2025 (T-1-25) Final Vote

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

Motion / Second to approve
Public Comments
Roll Call Vote

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3. Consider ORDINANCE No. 602 OF 2025 (T-9-25) Final Vote

AN ORDINANCE AMENDING CHAPTER 130, ARTICLE 7, SECTION 130(G)(2)-182 OF THE TOWN OF BENTON CODE OF ORDINANCES

Motion / Second to approve

Public Comments

Roll Call Vote

4. Consider Ordinance 597 of 2025 Setting the Clerks Salary For 2025

AN ORDINANCE AMENDING ORDINANCE 575 OF 2022 OF THE BOARD OF ALDERMEN OF THE TOWN OF BENTON ESTABLISHING THE SALARY OF THE TOWN CLERK FOR THE YEAR 2025

WHEREAS, under RS Code 33:404.1, the Board of Aldermen shall set forth the salaries, wages or compensation of the officers of the Town of Benton, who, by law, are entitled to salaries, wages or compensation.

NOW THEREFORE, BE IT ORDAINED by the Mayor and the Board of Aldermen of the Town of Benton that Ordinance 575 of 2022 be hereby amended by increasing the clerk's salary 12% for 2025.

BE IT FURTHER ORDAINED unless otherwise specified, all wages and payroll taxes shall be paid weekly from the General Fund.

Motion / Second

Public Comments

Roll Call Vote

**5. Consider Resolution 3 of 2025: Donation of movable to Town of Plain Dealing
RESOLUTION 3 of 2025**

WHEREAS Article VII, Section 14(C) of the Constitution of the State of Louisiana provides that § For a public purpose, the state and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual; and

WHEREAS BENTON desires to enter into this agreement for the purpose of assisting the TOWN OF PLAIN DEALING to provide quality services to their citizens

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NOW, THEREFORE, BE IT RESOLVED by the Board of Alderman of the Town of Benton, Bossier Parish, Louisiana, does hereby authorize the mayor to sign a Cooperative Endeavor Agreement with the Town of Plain Dealing for the donation of a 2006 Chevrolet Work Truck VIN# 3GCEC14Z46G205904, with light bar and flashers.

BE IT FURTHER RESOLVED, this donation of surplus property is being made pursuant to Louisiana R.S. 38:2319.2.

Motion / Second
Public Comments
Roll Call Vote

6. Consider Resolution 4 of 2025: Citizen Participation LCDBG

WHEREAS, The Town of Benton desires to obtain Community Development Block Grant (CDBG) funds to benefit Low and Moderate Income persons; and

WHEREAS, the Louisiana Division of Administration requires that certain citizen participation requirements be met;

NOW, THEREFORE, BE IT RESOLVED that the following Citizen Participation Plan is adopted for use by the Town of Benton with respect to planning, implementation, and assessment of its CDBG program:

This plan describes how the Town of Benton intends to involve citizens in the planning, implementation, and assessment of the local Community Development Block Grant Program. Federal and State regulations give ultimate responsibility for the design and implementation of the program to local elected officials and also require that citizens be given an opportunity to serve in a key advisory role to the elected officials. All aspects of citizen participation will be conducted in an open manner with freedom of access to information for all interested persons.

CITIZEN PARTICIPATION PLAN

The Town of Benton has adopted the following Citizen Participation Plan to meet the citizen participation requirements of Section 508 of the Housing and Community Development Act of 1974, as amended. The Town of Benton is committed through adoption of this plan to full and total involvement of all residents of the community in the composition, implementation and assessment of its Louisiana Community Development Block Grant (LCDBG) Program. Attempts will be made to reach all citizens, with particular emphasis on participation by persons of low and moderate income, residents of slum and blighted areas and of areas in which funds are proposed to be used. A copy of this plan will be made available to the public upon request.

As part of the citizen participation requirements and to maximize citizen interaction, the Town of Benton shall:

- 1) Provide citizens with reasonable and timely access to local meetings, information and records relating to the state's proposed method of distribution, as required by the

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Secretary, and relating to the actual use of funds under Title I of the Housing and Community Development Act of 1974, as amended;

- 2) Provide for public hearings to obtain views and respond to proposals and questions at all stages of the community development program. These hearings will consist of the development of needs and proposed activities and review of program performance. These hearings will be held after adequate notice, a minimum of five calendar days, at times and locations convenient to potential or actual beneficiaries with accommodations for persons with disabilities;
- 3) Provide for and encourage citizen participation with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used;
- 4) Provide for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals;
- 5) Where applicable, identify how the needs of non-English speaking residents will be met in the case of public hearings; and
- 6) Provide for a formal written procedure which will accommodate a timely written response, within fifteen days where practicable, to written complaints and grievances.

Written minutes of the hearings and an attendance roster will be maintained by the Town of Benton.

PUBLIC HEARINGS

Notices informing citizens of any public hearings will appear in the official journal of the Town of Benton a minimum of five calendar days prior to the hearing. In addition, notices will also be posted in town hall. Hearings will be held at times and locations convenient to potential or actual beneficiaries with accommodations for individuals with disabilities and non-English speaking persons. Whenever possible these hearings will be held within or near the target areas, at times affording participation by the most affected residents.

I. APPLICATION

First Notice/Public Hearing

The public hearing to address LCDBG application submittal will be held well before the deadline for submission of the application for the current funding cycle. The Citizen Participation Plan will be available at the hearing. The public notice for this hearing will state that the following will be discussed:

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- a) The amount of funds available for proposed community development;
- b) The range of activities that may be undertaken, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income;
- c) The plans of the Town of Benton for minimizing displacement of persons as a result of activities assisted with such funds and the benefits to be provided by the Town of Benton to persons actually displaced as a result of such activities; and
- d) The Town of Benton prior performance of LCDBG programs funded by the State of Louisiana. In addition, the notice shall state that all citizens, particularly low and moderate income residents of slum and blighted areas, are encouraged to submit their views and proposals regarding community development and housing needs. Those citizens unable to attend this hearing may submit their views and proposals to:

Town of Benton
105 Sibley St
Benton, LA 71006

The notice will also state that accommodations will be made for disabled and non-English speaking individuals provided a 3 day notice is received by the Town of Benton.

Second Notice

Seven calendar days, at a minimum, prior to the deadline for submittal of the application, a second notice shall appear in the official journal informing the citizens of the following:

- a) Proposed submittal date of the application;
- b) Proposed objectives;
- c) Proposed activities;
- d) Location of proposed activities;
- e) Dollar amount of proposed activities; and
- f) Location and hours available for application review.

In addition, the notice shall state "all citizens, particularly those affected by the proposed project, are encouraged to review the proposed application and submit any written comments on the application to:

Town of Benton
105 Sibley St
Benton, LA 71006

105 Sibley Street / P O Box 1390
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Negative comments received will be forwarded to the state's Office of Community Development, Division of Administration or the application will be withdrawn if necessary.

II. AMENDMENTS

Program amendments, which substantially alter the LCDBG project from that approved in the original application, shall not be submitted to the state without holding one public hearing in accordance with the procedures outlined within this Citizen Participation Plan. Minutes of the hearing will be submitted with the request for the amendment. All interested citizens, particularly the low and moderate income, elderly, handicapped, and residents of the project area, shall be made aware and have the opportunity to comment on proposed amendments and/or submit alternative measures.

III. GRANTEE PERFORMANCE

The Town of Benton will hold one performance hearing to solicit the public's opinion of the effectiveness of the LCDBG Program. The manner of notification will be the same as previously described for all public hearings. Notification will be made in the official journal approximately five to fifteen calendar days prior to the anticipated submittal of close-out documents to the state, and will indicate the date, time, and place of the performance hearing, and invite comments and opinions on the LCDBG activities implemented under the Town of Benton LCDBG Program being closed out. The notice will also state that accommodations will be made for disabled and non-English speaking persons provided a 3 day notice is received by the Town of Benton.

This notice shall invite all interested parties, particularly those low to moderate income residents in the target area to attend.

The hearing will be held no sooner than five calendar days from the publication date of said notice.

CONSIDERATION OF OBJECTION TO APPLICATION

Persons wishing to object to approval of an application by the state may make such objection known to:

Office of Community Development
Division of Administration
Post Office Box 94095
Baton Rouge, Louisiana 70804-90958

The state will consider objections made only on the following grounds:

- i. The application description of needs and objectives is plainly inconsistent with available facts and data;
- ii. The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant; and
- iii. The application does not comply with the requirements set forth in the state's Annual Action Plan or other applicable laws.

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Such objections should include both an identification of the requirements not met and, in the case of objections relative to (1) above, the complainant must supply the data upon which he/she relied upon to support his/her objection.

BILINGUAL

Whenever a significant number of persons and/or residents of blighted neighborhoods communicate with a primary language other than English attend public hearings, the Town of Benton will provide an interpreter for dissemination of information to them providing the Town of Benton is given sufficient notification of three day(s).

TECHNICAL ASSISTANCE

Technical assistance may be provided directly by the Town of Benton to any citizen, particularly to low and moderate income persons, residents of blighted neighborhoods and minorities, who request assistance in the development of proposals and statement of views concerning the LCDBG Program. The local officials, administrator and engineer will conduct informational meetings with the residents of the low to moderate income areas if a written request is received by the Town of Benton with at least a one-week notification. The person who conducts the technical assistance meetings will disseminate information on the program and answer all pertinent questions.

TIMELY ACCESS AND ADEQUATE INFORMATION

The Town of Benton shall provide timely disclosure of records, information and documents related to the LCDBG program activities. Documents will be made available for copying upon request at the Town of Benton, Monday thru Friday, 8:30 a.m. to 4:00 p.m. Such documents may include the following:

- 1) All meetings and promotional materials.
- 2) Records of hearings and meetings.
- 3) All key documents, including prior applications, letters, grant agreements, citizen participation plans, and proposed applications.
- 4) Copies of the regulations (final statements) concerning the program.
- 5) Documents regarding other important requirements, such as Procurement Procedures, Fair Housing, Equal Employment Opportunity, Uniform Act, Labor Provisions and Environmental Procedures.

CITIZEN COMPLAINT PROCEDURE

SECTION 1

It is the policy of the Town of Benton to review all complaints received by the Town of Benton.

SECTION 2

The following procedures will be followed on all complaints received by the Town of Benton:

105 Sibley Street / P O Box 1390
Benton, Louisiana 71006
(318) 965-2781 / (318)965-2577 fax
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- 1) The complainant shall notify the Town Clerk of the complaint. The initial complaint may be expressed orally or by written correspondence.
- 2) The Town Clerk will notify the Mayor or designated representative of the complaint within two working days.
- 3) The Mayor or designated representative will investigate the complaint and will report the findings to the Town Clerk within five working days.
- 4) The Town Clerk will notify the complainant of the findings of the Mayor or designated representative in writing or by telephone within two working days.
- 5) If the complainant is aggrieved by the decision, he must forward the complaint in writing (if previously submitted orally) to the Town Clerk who will forward the complaint and all actions taken by the Mayor or designated representative to the appropriate council committee for their review. This will be accomplished within two working days of receipt of the written complaint.
- 6) The reviewing council committee will have five working days to review the complaint and forward their decision to the complainant in writing.
- 7) If the complainant is aggrieved with the decision of the Committee, he must notify the Town Clerk in writing that he desires to be afforded a hearing by the Town of Benton Council. The complainant will be placed on the next regularly scheduled council meeting agenda. The Town Clerk will notify the complainant in writing of the date of the hearing.
- 8) The complainant must bring all relevant data, witnesses, etc., to the hearing. The Town of Benton Council, at the hearing, will review the complaint and forward within five days a certified copy of the minutes of the meeting at which the hearing was conducted and a decision was rendered to the complainant. If a decision is not reached at the hearing, the Town of Benton Council will inform complainant of an appropriate date to expect a response. Within two working days of reaching a decision, the complainant will be notified in writing of the decision.

Complaints concerning the general administration of the LCDBG Program may be submitted in writing directly to the:

Division of Administration
Office of Community Development
Post Office Box 94095
Baton Rouge, Louisiana 70804-9095

SECTION 3

All citizen complaints relative to Fair Housing/Equal Opportunity violations alleging discrimination shall be forwarded for disposition to the:

Louisiana Department of Justice
Public Protection Division
Post Office Box 94005
105 Sibley Street / P O Box 1390
Benton, Louisiana 71006
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Baton Rouge, Louisiana 70804

The complainant will be notified in writing within 10 days that, due to the nature of the complaint, it has been forwarded to the Louisiana Department of Justice.

or

Complainant may contact the Louisiana Department of Justice Public Protection Division directly at the Toll Free Telephone number 1-800-273-5718 or 225-342-5521.

SECTION 4

The Town Clerk will maintain a file for the purpose of keeping reports of complaints.

SECTION 5

This policy does not invalidate nor supersede the personnel or other policies of the Town of Benton which are currently adopted but is intended to serve as a guide for complaints.

SECTION 6

This policy may be amended by a majority vote at any of the Town of Benton regularly scheduled meetings.

ADOPTION

This Citizen Participation Plan is hereby adopted by Town of Benton in regular session on this day of 2025.

Motion / Second to adopt

Public Comments

Roll Call Vote

7. Consider Approval of Cook and Morehart audit engagement letter for the 2024 annual audit.

Motion / Second

Public Comments

Roll Call Vote

8. Consider Beer Permit Renewals

Benton Dixie Mart – Break time (New Ownership)

Motion / Second

Public Comments

In Favor

Opposed

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Brookshires Grocery

**Motion / Second
Public Comments
In Favor
Opposed**

Trejo's

**Motion / Second
Public Comments
In Favor
Opposed**

??? Belemere Subdivision Unit 6 and 7 acceptance

???? Lost River Estates Unit 2 acceptance

9. Consider approval of month-to-date budgets and financials:

**Motion / Second
Public Comments
In Favor / Opposed**

**Motion / Second to Adjourn Public Hearing
In favor / Opposed**

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