

**SHELLY HORTON JR**  
MAYOR



**STEPHANIE SULLIVANT-COLLIER**  
CAO/TOWN CLERK

**TOWN OF BENTON**  
LOUISIANA

**PUBLIC HEARING**  
**MINUTES**

**MAYOR AND BOARD OF ALDERMAN**  
**TOWN OF BENTON**

**105 SIBLEY STREET, BENTON, BOSSIER PARISH, LOUISIANA**  
**MONDAY, JUNE 13, 2022 6:00pm**

The Town of Benton Council met in regular and legal session on the 13th day of June 2022, at 6:00 p.m., in the Benton Council Chambers, Benton Town Hall, Benton, Louisiana. The Mayor, Shelly Horton, called the Public Hearing meeting to order. The invocation was given by Alderman Manning, and the pledge of allegiance was led by Alderman Friday. Mrs. Stephanie Collier, Town Clerk, called the roll, with all members present as follows:

Alderman Jackie Carr  
Alderman Tiffany Manning  
Alderman Ron Jones  
Alderman James Friday  
Alderman Wayne Cathcart

Others present were Police Chief, Steve Collier, Attorney Neil Erwin, and Stephanie Collier and members of the public.

Motion was made by Alderman Manning, seconded by Alderman Jones to approve the Public Hearing agenda. The mayor called for public comments. There being none, motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

**PUBLIC HEARING**

105 Sibley Street / P O Box 1390  
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[www.townofbentonlouisiana.webs.com](http://www.townofbentonlouisiana.webs.com) website

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1. Public Hearing on Ordinance 577 of 2022 amending Articles III and IV of Chapter 14 Nuisances of the Code of Ordinances of the Town of Benton, Louisiana.

*Public Comments: No Public Comments were made*

Motion was made by Alderman Carr seconded by Alderman Jones to adjourn the Public Hearing. The motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

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**REGULAR SESSION  
MINUTES  
MAYOR AND BOARD OF ALDERMAN  
TOWN OF BENTON  
105 SIBLEY STREET, BENTON, BOSSIER PARISH, LOUISIANA  
MONDAY, JUNE 13, 2022, 6:00 PM**

The Town of Benton Council met in regular and legal session on the 13th day of June 2022, at 6:00 p.m., in the Benton Council Chambers, Benton Town Hall, Benton, Louisiana. The Mayor, Shelly Horton, called the Regular Session meeting to order.

Motion was made by Alderman Friday, seconded by Alderman Cathcart to approve the Regular Session agenda. The mayor called for public comments. There being none, motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

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Motion was made by Alderman Carr seconded by Alderman Jones to approve the Minutes of the May meeting. The mayor called for public comments. There being none, motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

Mayor Horton announced that he has a presentation. This is an employee who has been with the Town for 31 years and is retiring. Mr. Jerry Gardner.

Mayor Horton: Everyone in the town of Benton loves you and appreciates you and all the hard work you have done for the Town. Jerry Gardner said that he has enjoyed working for the Town for 31 years. Its been a mystery. Mayor Horton presented Jerry with a service award for his retirement.

## **OLD BUSINESS**

Consider final vote for adoption of Ordinance 577 of 2022 amending Articles III and IV of Chapter 14 Nuisances of the Code of Ordinances of the Town of Benton, Louisiana. Motion was made by Alderman Friday, seconded by Alderman Carr to adopt Ordinance 577. The mayor called for public comments. There being none, motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

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## **NEW BUSINESS**

### **RESOLUTION OF 2022**

#### **RESOLUTION APPROVING FINAL PLAT PRE-CONSTRUCTION LAYOUT OF LOST RIVER ESTATES NORTH, UNIT NO. 5 IN THE TOWN OF BENTON, LOUISIANA**

**WHEREAS**, the Benton-Parish Metropolitan Planning Commission (the “MPC”) conducted a public hearing on June 6, 2022, for consideration of the Final Plat Pre-Construction Layout of Lost River Estates North, Unit No. 5, (the “Plat”) Case No. T-4-22.

**WHEREAS**, the application packet contains an agreement adjusting lot lines between Barnes and Green Tree Ventures dated June 1, 2022; and,

**WHEREAS**, in response to concerns expressed by residents at the hearing, the developer proposed lot configuration amendments that would reduce the depth of the rear lot lines of Lots number 137, 138, 139, and 140 to minimize disturbing the existing man-made pond and still meet minimum lot size requirements; and,

**WHEREAS**, the MPC approved the Plat subject to the suspensive conditions that the Plat be revised to reflect the Barnes lot line adjustment and the lot configuration changes proposed by the developer, the requirements noted by the Town Engineer, and any other Town requirements; and,

**WHEREAS**, the Plat as submitted and approved with suspensive conditions by the MPC is compatible with the approved Lost River Estates Master Plan and with the Town of Benton Future Land Use Plan; and,

**WHEREAS**, the MPC recognizes that Town of Benton department heads and staff are working with the developer of the proposed subdivision to insure compliance with Town codes and requirements.

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

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§1. The Final Plat Pre-Construction Layout of Lost River Estates North, Unit No. 5, as submitted, be approved, conditioned upon compliance with the Barnes lot line adjustment, the lot configuration amendments proposed by the developer, and Town codes and requirements;

§2. Before construction may begin, the developer shall submit construction plans and contracts to the Town Engineer for review to ensure that the subdivision will be in conformance with Town requirements and for calculation of development fees.

§3. The developer shall not commence construction until the construction plans have been approved by the Town Engineer.

§4. No lots may be sold and no building permits shall be issued until the final plat is signed by the MPC representative and the Mayor and recorded with the Bossier Parish Clerk of Court.

§5. The Mayor is authorized to sign the Final Plat accepting the dedication upon satisfactory completion of the development, pursuant to Sec. 125-47 of the Benton Code of Ordinances.

§6. This Resolution shall become effective upon final adoption and signature of the Mayor.

Alderman Cathcart had questions concerning the retention pond and the discharge. Mr. Kelsh stated that they have been working with the Army Corp of Engineers. There has been a drainage study performed. All of the concerns have been addressed and included in the Resolution. Motion was made by Alderman Carr, seconded by Alderman Friday to approve the Resolution 10. The mayor called for public comments. There being none, motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

Resolution 11 of 2022 LCDBG RESOLUTION 11 OF 2022

#### RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION

#### ASSISTANCE PLAN UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

WHEREAS the Town of Benton will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development

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Act of 1974, as amended as described in 24 CFR 570.606(b)(1). The Town of Benton Antidisplacement contact person is who can be reached at 318-965-2781.

WHEREAS all replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the Town of Benton will notify the public and submit to the Division of Administration the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low/moderate-income dwelling units as a directly result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain in a low/moderate- income unit for at least 10 years from the date of initial occupancy.

WHEREAS the Town of Benton will provide relocation assistance, as described in 570.606(b) (2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

WHEREAS consistent with the goals and objectives of activities assisted under the Act, the Town of Benton will take the following steps to minimize the displacement of persons from their homes;

1. If public facilities projects (water, sewer, gas, etc.) will be designed so that there will be no displacement of any residences or businesses;
2. No homes will be demolished that can be rehabilitated; and
3. There will be no displacement of any residential or business occupants on LCDBG projects.

#### RESOLUTION TO ADOPT RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

WHEREAS, the Town of Benton has received approval of a Louisiana Community Development Block Grant Program for fiscal year \_\_\_\_\_ and

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WHEREAS, the LCDBG Program requires that all grant recipients adopt by resolution a Residential Antidisplacement and Relocation Assistance Plan,

THEREFORE BE IT RESOLVED, that the Board of Aldermen of the Town of Benton hereby adopts the attached Residential Antidisplacement and Relocation Assistance Plan.

THUS DONE a motion by Alderman Cathcart seconded by Alderman Manning, this, 13th day of June 2022 in legal session in the Town of Benton, Bossier Parish, state of Louisiana, The mayor called for public comments. There being none, motion carried with the following votes recorded:

Ayes: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart.

Nays: None

Absent: None

Abstain: None

Palmetto Park Insurance Claim: Mayor Horton explained the sewage back up in 8 or 9 homes and there has been an insurance claim by the Town and the insurance company has been dragging their feet for the past 88 days. He also stated that some of things are difficult to understand how the insurance company can do depreciation on this type of claim. The mayor stated that the town needs to help with this claim.

The mayor introduced Mrs. Vallejo and Mrs. Luna, two residence who are out of their homes since this all started.

Mrs. Vallejo described her experience which started at 3 am when they had to rush out of their home due to sewerage flooding into their home. She also explained the number of times they have had to move in the past 88 days from hotel room to hotel room and then cabins at the lake and now due to move again on June 30<sup>th</sup>. Mrs. Vallejo also gave specifics on items that have been depreciated by the insurance company and the issue how they are handling the depreciation of similar items on Mrs. Luna's loss report, so differently.

Alderman Cathcart asked if they had the same adjuster. She stated that her and Mrs. Lunas homes were the only two homes that the adjuster came and viewed in person.

Mayor Horton said that we do not know how much or if the other homes have received payments.

Alderman Cathcart asked Mrs. Vallejo to explain what is what is the complaint? She explained that she has nothing in their house. She also stated that H2 has started some of the work.

Alderman Friday discussed that Town had a meeting at the beginning of all this and how he doesn't comprehend why they are doing it this way and he stated that the Town is supporting them.

Mrs. Vallejo explained that Aspin is the adjuster, and he is the one who is depreciating items. Alderman Cathcart stated that we need to address whether the insurance company is handling this correctly as far as how they are depreciating items or if this is an adjuster who is off the leash and the

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insurance company, being Travelers, is unaware. Mrs. Vallejo stated that the insurance company is aware because she emailed the complaint to the Travelers agent and has not received a response.

Mayor Horton stated that we are going to have to make some demands and we may have to call a special meeting once we have some answers from Travelers. Mayor Horton apologized to both families for all that they have been through.

Mayor Horton update on projects. Gave summary of the following projects:

Awarded LCDBG grant for the park  
Water Tower Improvements are under way  
Sewer Project waiting to hear.

Consider approval of the monthly financials for May and the year-to-date budget reports. Motion was made by Alderman Jones, seconded by Alderman Manning to approve the monthly financials. The mayor called for public comments. There being none, motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

Motion was made by Alderman Manning seconded by Alderman Friday to adjourn the Regular Session. The motion carried with the following votes recorded:

YEAS: Alderman Jackie Carr, Alderman Tiffany Manning, Alderman Ron Jones, Alderman James Friday, and Alderman Wayne Cathcart

NAYS: None

ABSTAIN: None

ABSENT: None

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