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**PUBLIC HEARING  
MINUTES**

**TOWN OF BENTON COUNCIL  
105 SIBLEY STREET, BENTON  
MONDAY, JANUARY 12, 2026, 6:30 PM**

Mayor Friday called the public hearing meeting to order for the Town of Benton Council, 105 Sibley Street, Benton, Louisiana, Monday, January 12, 2026, at 6:30 pm. Roll Call was called:

Mrs. Carr: ABSENT  
Ms. Manning: PRESENT  
Mrs. Brunson: PRESENT  
Mrs. Perry: ABSENT  
Mr. Lawrence: PRESENT

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

**Ordinance 610 of 2025 SWEPSCO FRANCHISE AGREEMENT**

**AN ORDINANCE, GRANTING UNTO SOUTHWESTERN ELECTRIC POWER COMPANY, THE RIGHT, PRIVILEGE AND FRANCHISE TO ACQUIRE, CONSTRUCT, ERECT, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND OPERATE A SYSTEM OF ELECTRIC POWER LINES, WIRES, TRANSFORMERS, COMMUNICATION CABLES AND OTHER RELATED AND NECESSARY OR DESIRABLE APPURTENANCES IN, UNDER, OVER, ACROSS, THROUGH AND ALONG ANY AND ALL OF THE PRESENT AND FUTURE STREETS, AVENUES, ALLEYS, THOROUGHFARES, ROADS, HIGHWAYS, SIDEWALKS, BRIDGES AND PUBLIC GROUNDS AND PUBLIC PLACES OF THE TOWN OF BENTON, LOUISIANA, FOR THE PURPOSE OF TRANSMITTING AND DISTRIBUTING ELECTRIC POWER TO THE TOWN AND ITS INHABITANTS AND ANY OTHER PERSON OR PERSONS, FIRMS AND CORPORATIONS FOR A TERM OF TWENTY FIVE YEARS; REGULATING THE USE OF STREETS BY THE COMPANY AND REPAIR AND RESTORATION OF THE STREETS DISTURBED BY CONSTRUCTION; PROVIDING FOR COMPENSATION TO BE PAID TO THE TOWN; PROVIDING THAT THIS FRANCHISE SHALL NOT BE EXCLUSIVE; PROVIDING THE COMPANY'S OBLIGATIONS TO FURNISH EFFICIENT SERVICE; PROVIDING FOR INDEMNITY BY THE COMPANY TO THE TOWN; PROVIDING FOR CONDITIONAL FORFEITURE IN EVENT OF DEFAULT BY THE COMPANY; MAKING MISCELLANEOUS PROVISIONS RELATIVE TO THIS GRANT OF FRANCHISE; PROVIDING FOR ACCEPTANCE BY COMPANY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

## **PUBLIC COMMENTS**

Manning: So, what is this about?

Mayor: This is where SWEPCO workers come into the town and work on the line. And they pay us to come to town to work.

Manning: Okay.

Mayor: It's been several years. It was 15, and now they're 1. Okay, so we have to have an ordinance for them to come and work on the line. That's all? Yes. At 50, they come in.

## **2. Ordinance 611 of 2025**

### **Ordinance 611 of 2025 (T-16-25)**

#### **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, 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 0.42 acres more or less, from R-2 (Multi-Family Residence District) to a R-3 (Residence Mobile Home Park District) located South of Old Plain Dealing Rd and West of Brunson Lane. Town of Benton, La. (Town of Benton Council District 3) (Police Jury District 4)

## **PUBLIC COMMENTS:**

Manning: So my question is, for this area, is this an inclusion to what the park is already? And do you know if there will be a plat or a master plat provided to us to know how many trailers are going to go on this location? Do you know about the roads? Is it going to be dirt roads? Are they going to be paved roads?

Martha Reyanga, MPC President: Maybe I should sign in and explain that to her. Would you like for me  
Mayor: Please

Manning: Is she the owner?

Mayor: No. She's the mpc chairman president.

Martha Rayanga: This particular ordinance did not change anything other than include a small triangle strip, That was not included with the rest of the rectangle piece of property that they are considering to make into a mobile home. As far as the master plan for it, it's not been presented to the MPC, but when it is, then you'll know whether how many lots, road construction, concrete pads, whatever it is to be presented and what the MPC is the MPC will then move forward on to come back and give to the town.

Manning: Okay, so it hasn't been approved by MPC.

Ms. Rayanga: The triangle piece of property that was omitted from the first survey of the large rectangle that well if you know where it is it's just had a dirt pile and maybe some equipment there, it was just a small triangle uh because the land runs from the old fence of the trailer park to the ditch.

Manning: Okay so it was just a small sliver that had to be included it with the larger piece to actually conform to move it from r2 to r3 that was all that's appearing on the ordinance today for tonight

Ms. Rayanga: okay so the actual plans that you might be concerned with, that comes at a later time when it's presented with a master plan.

Manning: Okay so tonight we're just accepting it for public comment, is that right mayor? It's just including the little sliver, it looks like a slice of pizza. It's such a long, narrow little sliver that was excluded from the original. It's the order that's amending it.

Mayor: Yeah, to include that little sliver in the larger piece. That's all this is tonight. Thank you.

Manning: No, what I'm asking is this, are we final voting on this or?

Mayor: We will in the regular session. We're still in public session right now.

Manning: Right, I know we're gonna move to our regular session, so the question is- Yes, it will be there.

Mayor: Did you read your package?

Manning: I did, I read mine. So this is gonna be a final vote.

Mayor: Yeah, final vote according to Ordinance 611, right here, if you read your packet.

Manning: With new information coming forward that Ms. Martha just explained to us that the MPC has not. The MPC hasn't given that information, We are, finalizing the vote.

Mayor: Okay, okay The little triangle to be included in the main piece that's all this in this order

Ms. Rayanga: They will come back to the MPC with a master plan. Yeah, you understand what I'm trying to say now.

Manning: I was just wondering if we was finalizing the, back on the master plan. No, no, this would because it hadn't been prevented for the energy, Yeah, and and we don't know when it might be presented. It's just the, little rectangle piece of property very small money piece okay that we're including okay yes and please understand we have a lot of paperwork that was given to us so if i'm not on your track. just please bear with us so that we can make sure that we're looking at the same thing is that okay.

Mayor: Sure

## **ORDINANCE NO. 614**

### **AN ORDINANCE REQUIRING ADVANCE DELIVERY OF COUNCIL MEETING PACKETS**

**WHEREAS**, the City Council recognizes the importance of informed decision-making and transparency in government; and

**WHEREAS**, the timely delivery of council meeting materials ensures members have adequate time to review and prepare for each meeting; and

**WHEREAS**, including prior meeting minutes and financial expenditure reports contributes to accountability and informed governance;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BENTON, LOUISIANA:**

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#### **SECTION 1. PURPOSE**

The purpose of this ordinance is to establish a standard timeline and content requirements for the delivery of council meeting packets to elected officials.

#### **SECTION 2. DEFINITIONS**

a. a. "*Council Meeting Packet*" means all documentation and supporting materials prepared for review and discussion at a scheduled council meeting, including but not limited to:

- The meeting agenda;
- Minutes from the prior meeting;
- Financial reports and expenditure summaries; and
- Any proposed ordinances, resolutions, or supporting documentation.

#### **SECTION 3. PACKET DELIVERY TIMELINE**

Council meeting packets shall be delivered to all council members **no later than 5:15 p.m. on the Wednesday preceding** any regular meeting, workshop, or special council meeting.

Delivery may be accomplished by:

- Physical mail or courier to the member's official address on file; and/or
- Secure electronic transmission.

Both forms of communication are acceptable, provided that delivery confirmation is retained by the City Clerk or designee.

#### **SECTION 4. RESPONSIBILITY FOR PREPARATION AND DELIVERY**

The Town Clerk, or a designated official, shall be responsible for assembling and distributing the council meeting packets in accordance with the timeline established in this ordinance.

#### **SECTION 5. ENFORCEMENT**

Failure to comply with this ordinance shall be addressed as follows:

- The City Clerk or designee shall provide a written justification to the Council for any delay in packet delivery; and

- In cases of repeated noncompliance, the matter may be placed on the agenda for Council review and corrective action.

## **SECTION 6. EFFECTIVE DATE**

This ordinance shall become effective immediately and publish in accordance with local law.

**PASSED AND APPROVED** this \_\_\_ day of \_\_\_\_\_, **2026**.

### **PUBLIC COMMENTS:**

Manning: That one I know about.

A motion by Alderman

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A person with a disability who requires assistance with accommodations or an auxiliary aid or service such as an assistive listening device or a sign language interpreter, to participate in a public meeting should contact the Stephanie Collier at (318) 965-2781 as far in advance as possible, but no later than forty-eight (48) hours prior to the scheduled time of the meeting.

The Town of Benton is an equal opportunity employer.