

GENERAL MEETING
TOWN OF MAURICE MINUTES
Wednesday, May 21, 2025

The general meeting of the officials of the Town of Maurice was opened by Mayor Neil Arsement at 6:00 p.m.
at the Maurice Municipal Building, 405 Lastie Ave., Maurice, Louisiana

Mayor Arsement led the assembly in Prayer and Alderman Matthew Trahan led the Pledge of Allegiance
Roll call of officers
Present: Mayor Neil Arsement; Alderwoman Megan Landry-Lalande; Alderman Troy Catalon; Alderman Jonathan Schlicher; Alderman Matthew Trahan
Absent: Alderman Scott Trahan
Also present: Melanie Denais; Joan Methvin; Shakyla Cormier; Erica Arceneaux; Nick Sonnier, Sellers & Associates; Richard Meche, Maintenance Supervisor; Chief Guy Nerren; Legal J. Ricky Lafleur; John Sonnier; Andy Hursey; Tradd Trahan; Jasen Berry
Motion: Schlicher/Landry-Lalande moved, seconded, and carried to open the Public Hearing. Yay- All Present
Public Hearing for the Purpose of:
An Ordinance Authorizing the Mayor to List and Sell Immovable Property- Lafleur presented and read the proposed Ordinance authorizing Mayor Arsement to list and sell the 1.980-acre tract of land belonging to the Town located near the Acadian Apartments. Lafleur noted verbiage which included stipulations for the sale to meet at least the minimum value of \$260,000 or higher by selling privately to interested and qualified individuals or listing the property with a realtor if a sale agreement cannot be met privately. Arsement already has 2 interested buyers. Alderwoman Landry-Lalande asked for notice of sale to be advertised publicly and a timeline to be set for the Town to receive individual offers prior to listing with a realtor. Lafleur suggested placing an ad in the paper and using Town social media resources to announce the acceptance of offers. Sonnier suggested collecting sealed offers at Maurice City Hall with a stipulated date by 10am. M. Trahan suggested a 45-day timeline. Schlicher suggested receiving sealed offers at Maurice City Hall until July15, 2025 at 10am. Further discussions were held. No public comments
Motion: Schlicher/Landry-Lalande moved, seconded, and carried to close the Public Hearing and enter the General Meeting.
Mayor Arsement asked Council members and Chief Nerren to recognize budget to actual financial statements included in their monthly binders
Approval of the General Meeting Minutes of April 16, 2025, and Special Meeting Minutes of April 22, 2025- Schlicher advised there was an error on the Special Meeting vote for the second item and asked for it to be corrected. Schlicher's name was listed as a yay vote and abstained vote in error for the Special Meeting minutes. His vote should have been listed for the item as abstained only. No public comments were made.
Motion: Landry-Lalande/Schlicher moved, seconded and carried to accept the General Meeting Minutes of April 16, 2025, as presented and the Special Meeting Minutes of April 22, 2025, as amended and unread removing Schlicher's yay vote under the second agenda item. Yay-All Present
Agenda Approval- No Council nor public comments
Motion: Landry-Lalande/Catalon moved, seconded and carried to accept the agenda as presented. Yay- All Present
J. Ricky Lafleur- An Ordinance Authorizing the Mayor to List and Sell Immovable Property- Lafleur presented the Ordinance with suggested changes made by Council members in the Public Hearing Schlicher questioned why an Ordinance needed to be adopted with the verbiage changes and additions. The Town's Auditor suggested the Ordinance adoption for Public Hearing purposes and Legal Lafleur advised following these procedures provides transparency to the Town residents and the public body. No public comments
Motion: Landry-Lalande/M. Trahan moved, seconded and carried to Adopt the Ordinance with suggested changes and stipulations regarding the acceptance of offers from interested parties at Maurice City Hall until July 15, 2025, at 10am. Yay- Catalon, Schlicher, M. Trahan, Landry-Lalande; Absent- S. Trahan
Executive Session Regarding Litigation- No public comments
Motion: Landry-Lalande/Schlicher moved, seconded and carried to enter Executive Session Regarding Litigation at 6:24pm. Yay- All Present
Motion: Landry-Lalande/Catalon moved, seconded and carried to exit Executive Session and enter the General Meeting at 6:37 pm- Yay- All Present
Nick Sonnier, Sellers & Associates- Hudson Yards Phase 3- Variance Request Lot 224 Setback- Sonnier recommended approval of the Developer's request for a front set-back a variance from 25ft to 20ft for Lot 224 in Hudson Yards Subdivision due to the shape and size of the lot. Schlicher asked if there were options for smaller homes. Jasen Berry advised he checked different house plans, but the builder did not have a home small enough to fit on the lot without the variance. Discussion was held. No public comments
Motion: Landry-Lalande/Schlicher moved, seconded and carried to grant a front set-back a variance from 25ft to 20ft for Lot 224 in Hudson Yards. Yay- Schlicher, M. Trahan, Landry-Lalande, Catalon; Absent- S. Trahan
Hudson Yards Phase 3 Final Plat Approval- Sonnier presented the Final Plat for Hudson Yards Phase and recommended approval contingent upon the Developer addressing comments made by Sellers & Associates. Discussion was held. No public comments
Motion: Landry-Lalande/Schlicher moved, seconded and carried to accept the Final Plat for Hudson Yards Phase 3 contingent upon the Developer addressing 1 comment made by Sellers & Associates in the letter dated May 20, 2025. Yay- M. Trahan, Landry-Lalande, Catalon, Schlicher; Absent- S. Trahan
Hudson Yards Phase 3- Accept Construction Improvements- Sonnier recommended the approval of Hudson Yards Phase 3 Construction Improvements contingent upon the Developer addressing comments made by Sellers & Associates on May 20, 2025. Discussion was held. No public comments
Motion: Landry-Lalande/M. Trahan moved, seconded and carried to accept the Hudson Yards Phase 3 Construction Improvements contingent upon the Developer addressing comments made by Sellers & Associates in the letter dated May 20, 2025. Yay- Landry-Lalande, Catalon, Schlicher, M. Trahan; Absent- S. Trahan
Picard Farms Phase 5- Preliminary Plat Extension Approval- Sonnier recommended the extension approval for Picard Farms Phase 5 Preliminary Plat. The Developer is in the process of construction. Landry-Lalande questioned the delays. Jasen Berry advised the construction was about 60% complete and advised they are actively working on the development with few manholes left to install. The extension request was necessary due to contracting crews working on multiple developments in the area. Discussion was held. No public comments
Motion: Schlicher/M. Trahan moved, seconded and carried to Approve the Preliminary Plat Extension for Picard Farms Phase 5. Yay- Landry-Lalande, Catalon, Schlicher, M. Trahan; Absent- S. Trahan
Waterline Extension Along Beau and W. Etienne- Change Order #1- Sonnier presented Change Order # 1 for the Waterline Extension in the amount of \$415 for additional boring costs associated with the project. Discussion was held. No public comments
Motion: M. Trahan/Catalon moved, seconded and carried to approve Change Order #1 in the amount of \$415 for the Waterline Extension along Beau and W. Etienne. Yay- M. Trahan, Landry-Lalande, Catalon; Nay- Schlicher; Absent- S. Trahan
Waterline Extension Along Beau and W. Etienne- Resolution of Acceptance- Sonnier presented a Resolution of Acceptance from Southern Construction and asked that Mayor Arsement be authorized to execute the Certificate of Substantial Completion and file with the Clerk of Court. The Resolution contains an attached punch list of items needing to be addressed by the contractor. The contract was for the DOA/OCD- Water Sector Program Water Line Extension along W. Etienne and Beau Rd. Sonnier advised once the Substantial Completion document is filed the contractor must wait 45-days to obtain a Clear Lien Certificate from the Clerk of Court office. Catalon was advised by Richard Meche that the line is active. Discussion was held. No public comments
Motion: Landry-Lalande/M. Trahan moved, seconded and carried to accept the Resolution of Acceptance for the Waterline Extension along Beau Rd. and W. Etienne. Yay- Schlicher, M. Trahan, Landry-Lalande, Catalon; Absent- S. Trahan
Little Flowers DDS- Final Plat Approval- Sonnier advised this item needed to be tabled until next month. The surveyor on the project required additional information to present the Final Plat. Discussion was held. No public comments
Motion: Schlicher/M. Trahan moved, seconded and carried to Table the Final Plat Approval for Little Flowers DDS until the June 18, 2025, General Meeting. Yay- M. Trahan, Landry-Lalande, Catalon, Schlicher; Absent- S. Trahan
Sonnier advised Council members the preconstruction conference for the new Water Tower Project was held last week. The contractor will begin laying the Foundation and the Tower is being fabricated with expected delivery by February/March 2026. The Town logo is included in the installation price.
Chief Nerren, Police Chief- Updates- Policy Change to Vacation and Personal Leave- Nerren presented department policy changes for consideration by Council members asking he be allowed to pay unused vacation and allow 12hrs personal leave to carry over at his discretion. Alderwoman Landry-Lalande and Mayor Arsement expressed concerns with the vacation policy changes preferring vacation pay consideration be looked at on a case-by-case basis while the department is understaffed. Landry-Lalande agreed with the 12hr personal time carryover on employees that are unable to use all personal time. Discussion was held. No public comments
Motion: Landry-Lalande/Catalon moved, seconded and carried to update the Police Department Policy to reflect the allowance of 12 hours Personal Time per year. Yay- Landry-Lalande, Catalon, Schlicher, M. Trahan; Absent- S. Trahan
Updates- Nerren advised the new unit is in and waiting on equipment installation. He also had an applicant interested in applying with the department and is setting up a psychological evaluation. Nerren will update Council members if he proceeds with the new hire. Discussion was held.
Richard Meche, Maintenance Supervisor- Updates- Water report for April 2025- 9,178,000 gallons of water produced; 8,252,633 gallons of water sold; 925,337 gallons of water Unmetered; 10%- Matthew Trahan advised there was hydrant testing done with the recent fire rating evaluation. Meche advised the maintenance crew is still mowing grass, but inclement weather disrupted plans to paint curbs throughout Town. Working on getting prices for playground equipment. Some of the old equipment is too old to move. Arsement advised they are trying to move all playground equipment into one area. Meche was attending class earlier during the day and was scheduled for the following day as well. The rate study on the Town's Sewer System has been scheduled. The Town's Water System received an A Rating. Arsement advised he is considering hiring another maintenance worker once the restroom facilities at the Maurice Park is complete. Landry-Lalande thanked Meche for cleaning up near the chiropractic clinic.
Mayor Arsement- Potential Purchase of Property for Water Plant- Arsement advised the little house and property next to the water plant may be available for the Town to purchase. Arsement felt the property would be a good investment since it would give room for expansion of the Water Plant. The owner of the property gave a soft appraisal, but the Town needed to get its own appraisal. Arsement asked for permission to order an appraisal, begin negotiations, and enter a contract for purchase. Catalon asked if the Town had funds to purchase more property and was advised the Utility Fund was doing well and had about \$100,000 more in the fund balance than when he first took office. Chief Nerren wanted to turn the police station into an evidence holding after the New City Hall is built if the Town purchases additional property to expand the Water Plant. Arsement wanted the building to be used as file storage. This can be discussed later. Legal Lafleur advised to get appraisal first. The Town can't enter a contract without the value. Discussion was held. No public comments
Motion: Landry-Lalande/M. Trahan moved, seconded, and carried to allow Mayor Arsement to order an appraisal to negotiate purchasing the property located at 107 W. Corine Street. Yay- Catalon, Schlicher, M. Trahan, Landry-Lalande; Absent- S. Trahan
Sales Tax Update- March 2025 sales tax is \$156,184.25 which is up 31.5% from the previous year. Arsement asked residents continue supporting local businesses or shop online and thanked everyone for continued support.
Updates- The Maurice Park roof is being installed. Next will be painting and installation of fixtures.
Council Concerns: None
Motion: Landry-Lalande/Schlicher moved, seconded and carried to adjourn at 7:44pm. Yay- All Present