

GENERAL MEETING
TOWN OF MAURICE MINUTES
Wednesday, July 16, 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 Scott 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; Alderman Scott Trahan

Absent: None

Also present: Melanie Denais; Joan Methvin; Nichole Bonin; Shakyla Cormier; Erica Arceneaux; Nick Sonnier, Sellers & Associates; Richard Meche, Maintenance Supervisor; Ricky Lafleur, Legal Advisor; Tradd Trahan; Fire Chief David Landry; Tad Dupuy; Brennan Broussard; Andy Hursey; John Sonnier

Approval of the General Meeting Minutes of June 18, 2025- No Council nor public comments

Motion: Landry-Lalande/M. Trahan moved, seconded and carried to dispense with the reading and accept the June 18, 2025, General Meeting minutes as submitted. Yay-All Present

Agenda Approval- Alderman Scott Trahan proposed to add item F-1. Resolution Requesting Financial Assistance Delta Regional Authority

Motion: S. Trahan/M. Trahan moved, seconded and carried to amend the agenda to add item F-1, A Resolution Requesting Financial Assistance with Delta Regional Authority. Yay- All Present

J. Ricky Lafleur- Lafleur advised Mayors Court is going well, and he will not be able to attend the September 2025 General Meeting. Mr. Lafleur will find someone to attend in September in his place.

Nick Sonnier, Sellers & Associates- Picard Farms Phase 4 Construction Improvements- Sonnier recommended approval contingent upon the Developer addressing all the punch list items in the letter from Sellers & Associates dated July 15, 2025. Tradd Trahan advised half of the punch list items were already completed. Scott Trahan asked if the drainage in Victoria Manor would be affected. Tradd Trahan advised drainage pipes were installed from Victoria Manor to discharge into the new ponds. The pipe installation will also eliminate vegetation from growing in the drainage area that was located behind Victoria Manor. Schlicher questioned the outfall area along US Hwy 167 washing out and asked about drainage to Beau Road. Sonnier advised, he previously contacted DOTD about the washout issue but never got any closure regarding a response. Tradd Trahan advised there is an emergency spillway going to Beau Road In case water levels rise above a certain point. Discussion was held. No public comments

Motion: Landry-Lalande/S. Trahan moved, seconded, and carried to approve Picard Farms Phase 4 Construction Improvements contingent upon the developer addressing all punch list items in the letter from Sellers & Associates dated July 15, 2025. Yay- Schlicher, M. Trahan, S. Trahan, Landry-Lalande, Catalon; Nay- None

Picard Farms Phase 4 Final Plat Approval- Sonnier recommended approval contingent upon the Developer adding the setback verbiage, in the letter from Sellers & Associates dated July 15, 2025, to the Final Plat before recording. The setbacks were previously approved by Council members during the Preliminary Plat presentation. Discussion was held. No public comments

Motion: Landry-Lalande/Catalon moved, seconded, and carried to approve Picard Farms Phase 4 Final Plat contingent the developer address comments in the letter from Sellers & Associates dated July 15, 2025. Yay- M. Trahan, S. Trahan, Landry-Lalande, Catalon, Schlicher; Nay- None

Award City Park Drainage Improvements Project- Sonnier presented the bids for the City Park Drainage Project to Council members and recommended award to the lowest responsive bid submitted by Glenn Lege Construction, LLC in the amount of \$296,718.25. The budget for the project is \$600,000. Work should begin in about 2 months, once contracts are executed, bonds are in place and notice to proceed is issued. Discussion was held. No public comments

Motion: S. Trahan/Landry-Lalande moved, seconded, and carried to Award the City Park Drainage Project Contract to Glenn Lege Construction, LLC in the amount of \$296,718.25. Yay- S. Trahan, Landry-Lalande, Catalon, Schlicher, M. Trahan; Nay- None

The Water Tower project started on Beau Road. The foundation for the legs of the water tower is being put in. Southern Constructors placed the water line along Beau Road and money is being held until concerns with the ditch drainage are addressed. Arsement asked Sonnier to follow up with DOTD on the bumps on the highway per Catalon's concerns.

Arsement announced Chief Nerren was at a convention for Chiefs of Police.

Richard Meche, Maintenance Supervisor- June 2025- 9,051,000 gallons of water produced; 8,245,326 gallons of water sold; 805,674 gallons of water Unmetered; 8%. Meche advised, the maintenance crew is cutting grass as weather allows. He also advised council members of sand and sandbag availability near Maurice Police Department. Landry-Lalande had concerns about overgrown grass on the corner of E. Lafayette Street and George Street. Arsement asked Meche to make one cut with the mower around utility poles. Landry-Lalande complimented Meche on the white painted curbs along the streets. Catalon asked for potholes on E. Vincent & Lafayette Street to be repaired.

Mayor Arsement- Leave Pay for an Officer- Chief Nerren asked Arsement to present Officer John Sonnier's unused leave to Council members. He requested Officer Sonnier be paid straight time for 44 hours of time he was unable to take due to staff shortages. Discussion was held. No public comment

Motion: Landry-Lalande/Catalon moved, seconded, and carried approving straight pay for unused leave of 44 to Captain John Sonnier. Yay- Landry-Lalande, Catalon, Schlicher, M. Trahan, S. Trahan Nay- None

Employee Handbook- Insurance Allowance/Insurance- Arsement advised Council members, the employee handbook regarding employee health and cancer insurance needed to be updated and approved. He presented the amended verbiage which included a 60-day waiting period for new employees hired after July 16, 2025, and asked for council consideration of the proposed waiting period for new employee insurance benefits. After discussion, Council members unanimously agreed to leave the verbiage as presented with a 60-day waiting period. Arsement advised to keep verbiage as is. No public comment

Motion: Landry-Lalande/S. Trahan moved, seconded, and carried to modify the Employee Handbook to include the new verbiage for Health and Cancer insurance as presented. Yay- Catalon, Schlicher, M. Trahan, S. Trahan, Landry-Lalande; Nay- None

Water Meter Rate Increase- Arsement advised the contractor providing new water meter installation for the Town proposed an increase in current prices by the end of July 2025. Arsement and Meche investigated the rising cost and compared installation from other contractors, confirming the proposed increase was reasonable. The meter installation was set by Town Ordinance 24-6. Arsement asked for Council members to call for a Public Hearing to consider amending the current Ordinance. Council members wanted to include verbiage which would allow for automatic increases as contractor prices change to avoid the Town losing money on installations. Discussion was held. No public comments

Motion: Landry-Lalande/M. Trahan moved, seconded, and carried to set a Public Hearing to introduce an Ordinance to amend Water Use Ordinance 24-6E, for August 20, 2025, at 6pm in the Town of Maurice Meeting Room located at 405 Lastie Avenue, Maurice LA 70555. Yay- Schlicher, M. Trahan, S. Trahan, Landry-Lalande, Catalon; Nay- None

Contract to Purchase Property- Arsement advised the property next to the Water Plant on Corine Street appraised at \$149,000. The seller, Brennan Broussard agreed to sell the property for \$140,000 if the Town pays closing costs. Costs should be around \$2,000. Arsement asked Council members to pass the Resolution authorizing the Town to purchase from the seller for \$140,000 plus closing costs. Discussion was held. No public comment

Motion: S. Trahan/M. Trahan moved, seconded, and carried to approve a Resolution authorizing the Town purchase property from Brennan J Broussard in the amount of \$140,000 plus closing costs. Yay- M. Trahan, S. Trahan, Landry-Lalande, Catalon, Schlicher; Nay- None

Permission to Sell Property- Arsement advised only one offer was received in the amount of \$260,000 from Southern Ventures Development, LLC for the property belonging to the Town located behind the Acadian Apartments and asked Council consideration to sell. The buyer requested a 120 day "Due Diligence Period" to conduct a study of the property regarding utilities, zoning, inspections, etc. Council members wanted the "Due Diligence Period" to reflect 100 days which was also the presented appraisal period. A \$5,000 deposit is due to the Town from the Buyer. Discussion was held. No public comments

Motion: Landry-Lalande/M. Trahan moved, seconded, and carried to accept the offer for the Town property from Southern Ventures Development, LLC in the amount of \$260,000 conditioned upon the appraisal and with a "Due Diligence Period" of 100 days. Yay- S. Trahan, Landry-Lalande, Catalon, Schlicher, M. Trahan; Nay- None

Resolution Requesting Financial Assistance from the Delta Regional Authority- Arsement presented a Resolution Requesting Financial Assistance from the Delta Regional Authority for the Strategic Planning Program. Grant funding from the program ranged from \$25,000-\$150,000 and would provide funding opportunities from the Center for Planning Excellence (CPEX) to create a Master Plan for the future growth of Town of Maurice based on feedback from the Town and public comments. Nick Sonnier advised having a Master Plan to present upon applying for grants, makes receiving funding easier. Council members were in favor of a Master Plan if changes could be made. Sonnier advised changes are not restricted. Catalon asked if ULL had a design program that could assist the Town and was advised they do but would charge for designs. Discussion was held. No public comment

Motion: Landry-Lalande/S. Trahan moved, seconded, and carried to accept the Resolution Requesting Financial Assistance from the Delta Regional Authority for the Strategic Planning Program. Yay- Landry-Lalande, Catalon, Schlicher, M. Trahan, S. Trahan; Nay- None

Sales Tax Update- May 2025 sales tax was \$126,170.88 which is up 16.3% from last year. Arsement asked residents continue supporting local businesses or shop online and thanked everyone for continuing to support the local community businesses. Arsement advised he is working on an update to an Ordinance from 1975 regarding Sales Tax. Laws now allow for collection of sales tax from streaming companies such as Netflix, Hulu, etc. but the Town's Ordinance must be updated first. Another developer is talking about building another strip mall center along US Hwy 167.

Updates- The architect is 50% done with the drawings for the New City Hall. Work on the restrooms at Maurice Park is moving slowly. A wall extension was added between the men and women side, and a door needs to be installed prior to putting in fixtures. Catalon asked about restroom facility hours. Arsement plans to lock the doors at night. Arsement and Chief Nerren are also looking at installing an additional security camera to deter vandalism.

Council Concerns: None

Motion: Landry-Lalande/Catalon moved, seconded and carried to adjourn at 7:11pm. Yay- All Present

Nichole G Bonin, Assistant Clerk

Neil Arsement, Mayor