

Town of Taylor Minutes of the Mayor and Board of Aldermen
Regular Monthly Meeting on May 3, 2016

Be it remembered that the Mayor and Board of Aldermen of the Town of Taylor, Mississippi, met in a Regular Meeting at the Town Hall on this the first Tuesday, the third day of May, 2016, at 7:00 p.m., with the following officers and members present, constituting a legal quorum to-wit:

Mayor Jim Hamilton; Aldermen: Tim Bridges; Courtney Covington; Jimmie Willingham; and Clerk Richard Williams.

Aldermen Betty Kisner and Ellen Meacham were absent.

Citizen Campbell McCool was present.

The meeting was called to order by Mayor Hamilton, and the following business was had and done to-wit:

Adopt Agenda: Alderman Willingham moved to adopt the meeting agenda; the motion was duly seconded by Alderman Bridges and passed unanimously.

Approve Prior Meeting Minutes: Alderman Covington moved that the minutes for the April 5, 2015, meeting be approved; the motion was seconded by Alderman Bridges, and passed unanimously.

Approve Current Claims Docket: Alderman Bridges moved to approve the Docket of Claims dated May 3, 2016; the motion was duly seconded by Alderman Willingham and passed unanimously.

Town Clerk's Report:

Lafayette County Road Report: Clerk Williams said that Lafayette County reported that they had performed no work in Taylor in April.

Planning Commission Report:

Taylor Planning Commission
Report to the Mayor and Board of Aldermen
May 3, 2016

Clerk Williams reported that a called monthly Planning Commission meeting was held April 26, 2016.

Administrator Barber presented his report on an application for Final Plat Approval for Plein Air Phase IV. He said that the proposed phase meets requirements with two questions: the street right of way width for the Prytania Street and the loss of green space shown on the preliminary plat on the back corners of the proposed lots 44 and 46.

Mr. Campbell McCool addressed the commission concerning his application. He said demand is growing for the Plein Air development and they are "sold out" in earlier phases. He reported that there is even a verbal offer already on this new phase. The thirty seven foot (37') right of way is engineered as a one way street and he submitted his written request to allow Prytania Street to be one way and to allow the variance to thirty seven feet (37') because there will be only one traffic lane and one parking lane. He presented a revision of his original Phase IV plat indicating the "back" portion of Prytania Street retaining a forty five foot (45') right of way and the western corners of the "green space" island being more curved. He assured the commission that the modifications would allow sufficient space for emergency vehicles to safely enter and exit the area. As to the question of reducing overall "green space", Mr. McCool stated that he is sensitive to the need for such space and has added "green space" in other areas in the existing phases and this proposed phase.

The commission voted to recommend approval of the proposed Plein Air Phase IV with the condition of the requested variances and the recognition that the total of "green space" area for the entire development should be equal to or greater than that indicated on the preliminary plat.

There were 6 building permits issued since the last commission meeting, all 6 were residential permits for Plein Air housed. This meeting satisfied the requirement for the second quarter of 2016.

Respectfully submitted,
Richard Williams, Assistant Administrator
Taylor Planning Commission

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Old Business: None

New Business:

Planning Commission Recommendation to Approve Plein Air Phase IV Final Plat: Mayor Hamilton stated that the town would incur some engineering fees for inspections of new infrastructure as it is constructed and/or installed in Phase IV. He asked Mr. McCool, the developer, if the surveyors had been and would continue marking lot corners with permanent steel pins. Mr. McCool said that they had been and would continue to mark lots with the standard steel pins driven into the ground at the lot corners. Mr. McCool said that he had been attempting to keep green space close to the amount of area shown on the preliminary plat and would continue to do so. Alderman Willingham moved that the Final Plat of Plein Air Phase IV be approved along with the variances allowing the New Prytania Street to be a one way street with a thirty seven foot (37') right of way. Alderman Bridges seconded the motion and it was unanimously carried. Clerk Williams was ordered to provide Mr. McCool with the required wording for the two (2) variances to be printed on the final plat before filing.

Resolution to Adopt the MEMA District 2 Regional Hazard Mitigation Plan: Mayor Hamilton reported that the final MEMA District 2 Regional Hazard Mitigation Plan for 2016 has been approved by FEMA and will be in effect for the town upon the Board's execution of a resolution adopting the plan. Alderman Willingham moved that the Board of Aldermen resolve to adopt the MEMA District 2 Regional Hazard Mitigation Plan. Alderman Covington seconded the motion which carried with the following vote: Alderman Bridges voted yes; Alderman Kisner was absent, Alderman Covington voted yes; Alderman Meacham was absent; Alderman Willingham voted yes.

Renew Two (2) Planning Commissioner Appointments: The Planning Commission terms of Sue Cook and Edye Conkerton expire the end of May. Both of them have agreed to continue to serve another term of three (3) years. Alderman Bridges moved that Sue Cook and Edye Conkerton be re-appointed to terms of three (3) years as Planning Commissioners. Alderman Covington seconded the motion and it was passed unanimously.

Ordinances covering Building Codes: Mayor Hamilton reported that in order to properly adopt the International Code Council (ICC) Building and Mechanical Codes and the National Electric Code (NEC) a separate town ordinance should be passed for each of the seven (7) codes. The individual ICC codes each call for the establishment of a "Board of Appeals" which can be done in one separate ordinance which is then referred to in revision portion of each individual "code" ordinance as appropriate. The Mayor stated that the printed drafts of the "Board of Appeals" Ordinance (2016-3) and the seven individual "Code" Ordinances (2016-4, 2016-5, 2016-6, 2016-7, 2016-8, 2016-9, and 2016-10) were available for a required first reading/presentation. Alderman Covington moved that a synopsis of each ordinance presented verbally by the Mayor suffice as the first reading of each ordinance. Alderman Willingham second the motion which carried unanimously.

Presentation/Synopsis of Ordinances for Building Codes Adoption: Mayor Hamilton presented a summary/synopsis of each of the following: Ordinance 2016-3 Establishing Board of Appeals; Ordinance 2016-4 Adopting International Building Code 2012 Edition; Ordinance 2016-5 Adopting International Building Code for One and Two Family Residences 2012 Edition; Ordinance 2016-6 Adopting International Existing Building Code 2012 Edition; Ordinance 2016-7 Adopting International Plumbing Code 2012 Edition; Ordinance 2016-8 Adopting International Gas Code 2012 Edition; Ordinance 2016-9 Adopting International Mechanical Code 2012 Edition; and Ordinance 2016-10 Adopting National Electrical Code 2011 Edition.

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Appointment of Building Official/Inspector: Mayor Hamilton said that efforts to locate an inspector with the required experience and the ability and desire to obtain building code certification, willing to perform part-time inspections had resulted in requesting that Planning Commissioner Edye Conkerton, Architect consider the position. She agreed to accept the position of Building Official/Inspector as a part-time employee of the town. The proposed town ordinance 2016-3 Establishing Board of Appeals calls for the makeup of the Board be the same as that of the Planning Commission and that the Building Official shall be a non-voting of the Board of Appeals. That will fit perfectly with Ms. Conkerton remaining on the Planning Commission and being able to perform the Building Official duties. She has agreed that a monthly salary of four hundred fifty dollars (\$450) for the rest of the current fiscal year and for the whole of fiscal year 2017 will be satisfactory. Alderman Willingham moved that the town hire Edye Conkerton as the part-time Building Official/Inspector at the salary of four hundred fifty dollars per month and that the town agree to pay the costs involved in her gaining certification in the ICC and NEC codes. Alderman Bridges seconded the motion which passed unanimously.

Mayor's Report: Mayor Hamilton informed the board that some amendments to the budget would be required at the next meeting. Expenses will need to be budgeted for: the ICC and NEC certification training and/or testing for Edye Conkerton; purchases of ICC and NEC code electronic and hard copies required by the adoption of the codes; withholding items for the judge and for the building official/inspector; Street and sidewalk maintenance and striping. The Mayor updated the board on MDOT paving of Main Street, not replacing the sidewalk over the new culvert and their agreement to schedule a traffic count for the Main Street Cut Off Road intersection in view of placing stop signs on Main Street there.

Public Comment: None

There being no further business, the meeting was adjourned until the next meeting, scheduled for Tuesday, June 7, 2016 at 7:00 p.m.



Jim Hamilton, Mayor
(Seal)



Richard Williams, Clerk