

**Town of Taylor Minutes for the Regular Monthly Meeting of the
Mayor and Board of Aldermen
January 7, 2025**

1. **CALL TO ORDER** The meeting of the Mayor and Board of Aldermen of the Town of Taylor, Mississippi, was called to order by Mayor Christi Hardy at 7:00 pm on Tuesday, the 7th day of January 2025, with the following officers and members present, constituting a legal quorum to-wit: Mayor Christi Hardy; Aldermen: Shawn Edwards; Lyn Roberts; Jimmie Willingham and Bill Taylor (by telephone).
Planning Consultant Judy Daniel, Town Attorney Chris Latimer, Engineer Jeff Williams, Clerk Richard Williams; and citizen Rhyne Long were also present.
Alderman Sarah Hewlett was absent.
 2. **ADOPT AGENDA** Mayor Hardy presented the meeting agenda. Alderman Willingham moved to adopt the agenda. Alderman Roberts duly seconded that motion which then carried unanimously.
 3. **APPROVE PREVIOUS MEETINGS MINUTES** Alderman Edwards moved to approve the minutes from the December 3, 2024, regular Board meeting. Alderman Willingham seconded his motion. All of the Aldermen present voting aye, Mayor Hardy declared the motion carried.
 4. **APPROVE CURRENT CLAIMS DOCKET** Mayor Hardy presented the current Claims Docket. Alderman Roberts made a motion that the Claims Docket be approved and paid and Alderman Willingham seconded the motion. All the Aldermen present voting aye, Mayor Hardy declared the motion carried.
 5. **TOWN CLERK'S REPORT** Clerk Williams reported that one (1) Residential Building permit had been issued for 106 Coliseum Drive. He reminded that the Municipal Election for Mayor and Board of Aldermen will be on June 3, 2025. Qualifying documents for candidates are available from him and online at the Mississippi Secretary of State's website and are due in the Clerk's office by January 31, 2025. Keith Stewart will not be able to serve as an election commissioner. Lisa Harrison and Jimmie Nell Garrett have agreed to serve so he is looking for someone to replace Keith.
 6. **OLD BUSINESS**
 - Plein Air Streetlights – Planning Consultant Judy Daniel presented her report clarifying the subject of street lights within the Plein Air development. Her full report is attached to these minutes.
 - Road Standards Resolution – Planning Consultant Judy Daniel stated that the Interlocal Agreement between the Town of Taylor and Lafayette County contains a request from the County to the Town asking that the Town adopt a resolution that any public roads in Taylor that are being dedicated for maintenance by Lafayette County shall follow the Lafayette County Right of Way Use and Occupancy Ordinance standards. Her written report is attached to these minutes. Alderman Roberts moved that the Town resolve that any public roads within the Town Limits of Taylor that are dedicated for Maintenance by Lafayette County shall be required to meet or exceed the standards of the Lafayette County, Mississippi Right of Way Use and Occupancy Ordinance. Alderman Edwards seconded her motion and the board members voted as follows:

Alderman Edwards	Yes;
Alderman Hewlett	Absent;
Alderman Roberts	Yes;
Alderman Taylor	Yes; and
Alderman Willingham	Yes.
- Mayor Hardy declared the motion carried and the resolution is approved. A copy of the signed resolution is attached hereto.

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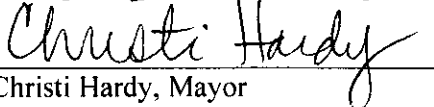
7. NEW BUSINESS

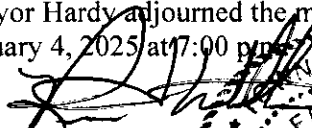
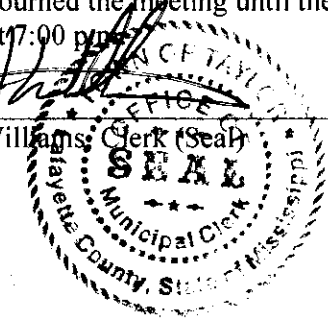
Lusco's Restaurant Update - Planning Consultant Judy Daniel reported that the construction in progress at Lusco's Steak House in the Plein Air Development did not look as she recalled from the approved plan. A written copy of her report is attached to these minutes along with a copy of an email exchange between Ms. Daniel and owner Rhyne Long explaining the changes that were made by his contractor to the elevation of the restaurant structure due to water runoff flooding the foundation forms. The details of requirements to document the changes ensuing from the elevation change and making sure the final structure meets all code requirements are ongoing. Construction has been halted until a modified site plan has been approved. Her report included mention of the owners' desire to utilize a historic "Luscos" sign from their restaurant in Greenwood. Ms. Daniel will report on the status of the sign next month.

8. MAYOR'S REPORT None

9. PUBLIC COMMENT None

10. ADJOURN There being no further business Mayor Hardy adjourned the meeting until the next regularly scheduled meeting, set for Tuesday, February 4, 2025 at 7:00 pm.


Christi Hardy, Mayor


Richard Williams, Clerk (Seal)


TO: Taylor Board of Aldermen
FROM: Judy Daniel, Town Planner
DATE: January 7, 2025
RE: Plein Air Streetlights

Two items related to streetlights were discussed at the December meeting. These relate to maintenance and power costs for streetlights in Plein Air, and to streetlight requirements in Taylor generally. An update on the first is below. The second will be the topic of a proposed minor modification to the Land Development Code that will be introduced at the next meeting of the Planning Commission.

Plein Air Streetlights Electricity and Maintenance Costs

As discussed at the December meeting, County Planner Joel Hollowell had asked about the ongoing maintenance and power costs for the streetlights in Plein Air. The County needs to know about this before the adoption of the Plein Air roads for maintenance by the County can be finalized.

A copy of the agreement between Taylor and Main Street LLC (Plein Air) regarding the streetlights was found a few days after the meeting and was forwarded to Mr. Hollowell. Per that agreement, Northeast Power bills Plein Air, and a percentage of the power bill is refunded to Plein Air. This is because the type of streetlights used in Plein Air require more electricity than other streetlights in Taylor. Similarly, as the streetlight type differs from others in Taylor, if a streetlight is damaged or destroyed, the cost of repair or replacement will be the responsibility of Plein Air. That agreement will remain valid until changed, and applicable when the roads are maintained by Lafayette County.

TO: Taylor Board of Aldermen
FROM: Judy Daniel, Town Planner
DATE: January 7, 2025
RE: Adoption of Taylor / Lafayette County Road Standards Resolution

As discussed at the December meeting, as a part of the most recent Interlocal Agreement with Lafayette County (adopted last February) related to the maintenance of public roads in Taylor; County officials have requested that Taylor adopt a resolution that requires any public roads in Taylor that are being dedicated for maintenance by Lafayette County to follow the Lafayette County Right-of-Way Use and Occupancy Ordinance standards. A copy of that ordinance is attached. This has not yet been done.

A proposed resolution requiring roads in Taylor that will be maintained by Lafayette County to meet these standards is attached. Staff recommends that this resolution be adopted, and a copy of the resolution sent to the County Planner (Joel Hollowell) and the County Engineer (Larry Britt).

ROAD STANDARDS RESOLUTION

RESOLUTION REQUIRING COMPLIANCE WITH LAFAYETTE COUNTY RIGHT-OF-WAY USE AND OCCUPANCY STANDARDS FOR PUBLIC ROADS IN THE TOWN OF TAYLOR, MISSISSIPPI.

BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN
OF TAYLOR, MISSISSIPPI:

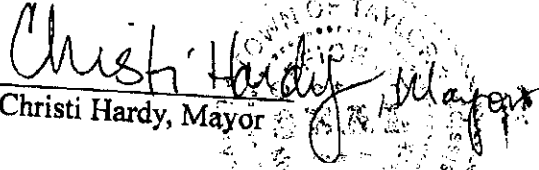
Section 1: All public roads in Taylor, Mississippi that are to be maintained by Lafayette County, Mississippi per the most recently adopted Interlocal Agreement for Roads Maintenance; shall be required to meet or exceed the standards of the Lafayette County, Mississippi Right of Way Use and Occupancy Ordinance, as adopted October 10, 2022; and any subsequently adopted amendments.


Section 2: This resolution shall be in full force and effect 30 days after its passage.

UPON THE MOTION OF Alderman Roberts, duly seconded by Alderman Edwards, the aforesaid resolution was put to a vote with the voting as follows:


Alderman Shawn Edwards:	Voted: Yes;
Alderman Sarah Hewlett:	Voted: Absent;
Alderman Lyn Roberts:	Voted: Yes;
Alderman Bill Taylor:	Voted: Yes;
Alderman Jimmie Willingham:	Voted: Yes.

RESOLVED AND ADOPTED this the 7th day of January 2025.


Christi Hardy, Mayor



Attest:


Richard Williams, Clerk

TO: Taylor Mayor and Board of Aldermen
FROM: Judy Daniel, AICP Town Planner
SUBJECT: Lusco's Update – Modified Construction Plans, Site Plan, Signage
DATE: January 7, 2025

In late December while in Plein Air I noticed that the front elevation of the Lusco's restaurant building did not look as I recalled from the approved Site Plan. The building was higher and a concrete stair had been put on the west end. Since the original intent was that the sidewalk in front of the Off Beat Market was to be extended to the front of Lusco's at the same elevation, this change created a problem. The sidewalk has been extended a few feet to the west, but now the elevation of the front of the building is too high for these to connect. Further, as the sidewalks were to be approximately the same elevation, no handicap ramp was needed. With this change, that will not work.

I contacted the owner, Rhine Long on December 20 to ask about what had happened; also informing Building Officer Scott Allan, and Town Engineer Jeff Williams since none of us had been informed in advance about these changes. Last Friday, January 3, I received an email from Mr. Long explaining what had happened and why the changes were made. (Emails attached)

Since last week, Scott and Jeff have talked with Mr. Long about the changes to the building made without authorization. Both of them have no substantial objection to the construction changes, but agree that proper procedures were not followed. The changed height will require railings, as well as railings on the concrete steps; and a handicap ramp will need to be installed. Plans indicating these changes have not been submitted.

Also, I have corresponded with Mr. Long and told him that the Site Plan approved for Lusco's will need to be modified before this building can be approved for completion. Given those concerns, Scott indicated that the Lusco's building would not be given the next stage inspection until a revised Site Plan is submitted and approved by the Planning Commission.

While the changes may make sense from a construction perspective, they have substantially changed the front of the building and its relationship to the street and sidewalk. The Site Plan will need to be modified to indicate the visual changes, the height differential, the handicap ramp, the railings, etc. Further, the concrete steps are not attractive and will detract from the appearance of the structure. Mr. Long has been informed about the need to request a Site Plan modification. When the required information has been submitted, the Town Clerk can request a meeting of the Planning Commission be scheduled. In the meantime, they can proceed to keep building until that next inspection is needed. Then they will have to stop until the modified Site Plan has been approved.

Further, the owners wish to use the original historic sign from the restaurant in Greenwood. It is being restored, and will include original neon. The sign may need a size variance but that has not yet been determined. An update on the sign will be given next month.

From: Rhyine Long <rhyinelong@gmail.com>

Subject: Re: Lusco's Access

Date: January 3, 2025 at 12:16:04 AM CST

To: Judy Daniel <jjdplanning15@gmail.com>

Cc: Scott Allen <csallen04@hotmail.com>, Taylor Jeff Williams <jwilliams@williamsec.com>

Judy,

The planned elevation of the finished floor level of the new building was to be the same as the Off-Beat Market but after the foundation forms flooded several times due to spring storms with the extreme elevation change from north to south on the site, the foundation was raised to compensate for the deficiencies.

The finished floor was raised to a minimum grade to overcome the drainage issues. It remains marginal. The elevation change enabled the natural drainage of the site to move around the building and not flow through it. It is my opinion that the original development of this area should have been planed level (land formed) or adequate storm drainage should have been installed to the north before the lots were sold.

The only other alternative would have been to install a dug-out foundation with a basement+sump and extensive waterproofing measures that would have been cost-prohibitive for this project. To try and address the site flooding and high water table issues on the site, the most cost-effective measure was to raise the foundation. Unfortunately, when this decision was made by the foundation contractor, I was in the hospital and was not aware of the change. Looking back I feel like the right decision was made but not without unintended consequences. Jeff Willams should have been notified so that we could have had an approved solution to this dilemma early on.

Currently, we are working on an alternate design, an ADA Ramp approach from the east to connect to the existing sidewalk in front of Off-Beat. This design will meet ADA requirements and be aesthetically pleasing. The design will be a blend of brick columns, wrought iron railing, and curbs as needed to achieve the necessary compliance. I hope to have this design ready for submission by early next week.

The stairs facing south were an addition that should have been submitted for approval but was unintentionally overlooked. With the elevation dilemma, we realized that patrons would no longer be able to access our walk-up patio from the courtyard. As an afterthought, the stairs were installed so that non-ambulatory patrons could enter our premises easily. We also thought it would be a nice touch for photo opportunities for the local photographers. Again, we fully intend to design and install the required handrails for compliance. We will also submit this for review.

The patio on the west end of the building has not changed with the exception of a faux window wall for the greenery to climb and a fireplace that was not initially in the design. Other than that, the design meets what was submitted. I feel that these changes to the patio are minor aesthetic changes that are complementary to the architecture.

I would be more than happy to meet with You, Scott, and Jeff to discuss the changes that were made so we can hopefully move forward without delaying the planned spring opening. I am sorry for the deviations from the plans and I plead that these changes were not made in bad character or intended to obstruct the legal ordinances that you all have worked so hard to put in place. I am certain that Lusco's has found its perfect new home and will be an asset to the Town of Taylor for many years to come.

Please let me know your thoughts so I can plan accordingly.

Respectfully,
Rhyine Long

Friday, Dec 20, 2024 at 12:27 PM Judy Daniel <jjdplanning15@gmail.com> wrote:

Rhyne, Nice to hear from you this morning about the sign for Luscus. However, I was in Taylor later picking up something at the Town Hall and found something of concern. While there I checked on construction progress in Plein Air. I wound up with questions about the restaurant. The access to the structure was approved as follows (from the Site Plan report approved in April (underlining for emphasis):

Access - Customers will enter the restaurant via the front entrance, using an extension of the existing sidewalk and paving along the entire of the front facade of the building. Pedestrian access will be along an extension of the existing sidewalk in front of the OffBeat Market store. Staff is recommending that this sidewalk extension, to be built by the Plein Air developer, extend just beyond the property line to connect to the gravel walkway out of Plein Air.

An accessible curb cut is located where that sidewalk connects to the "north/south" sidewalk that connects to the gravel parking area to the north. And as the area directly in front of the structure will also be paved, and level with the sidewalk at the entrance, no handicap ramp will be needed. There is currently one paved Handicap Parking space in the gravel parking area, connected to the north/south sidewalk. The developer of Plein Air has agreed to add a second paved Handicap Parking space along the other side of the sidewalk. That will be sufficient and is a condition of approval.

But when I looked at the building progress, it does not - at least so far - seem to conform to these requirements. The sidewalk has been extended beyond the Off Beat Market for a short distance, but beyond that there seems to be a substantial disconnect between what was approved and what will be built. The building is not level with the sidewalk, it is raised. If the sidewalk is to be extended along the front of the building, it is currently a few feet higher than the sidewalk. The area in front of the structure is definitely not level with the sidewalk. So how is handicap access to be provided? Unless a change was made and approved without my knowledge, this looks like something that would need a variance. And a ramp. There are even unapproved concrete steps going down toward the street on the west side.

Further, the site plan indicated one patio area along the west side, but I saw two paved patio areas. That was also not authorized. Have other changes been made to the site plan that was approved? Hopefully this is a situation that can be resolved easily, but I would remind you that no certificate of occupancy can be issued for the restaurant until the sidewalk is completed (Condition #9 of the Site Plan approval).

Please let me know about how this will be resolved. Or if you wish to propose a variance request. Thank you.

Judy

Town of Taylor Mississippi
Claim Docket
January 2025

Date	Name	Num	Memo/Description	Account	Amount
Disbursements					
01/07/2025	Cory S Allen	Clearing	Gross Pay - This is not a legal pay stub	190-411 Building Official	800.00
01/07/2025	Cory S Allen	Clearing	Employer Taxes	190-470 FICA Taxes	69.20
01/07/2025	Cory S Allen	Clearing	MS Unemployment Tax	MS Unemployment Tax	8.00
01/07/2025	Cory S Allen	Clearing	MS Income Tax	MS Income Tax	0.00
01/07/2025	Cory S Allen	Clearing	Federal Taxes (941/943/944)	Federal Taxes (941/943/944)	122.40
01/07/2025	Micah L East	Clearing	Gross Pay - This is not a legal pay stub	200-410 Town Marshal Salary	100.00
01/07/2025	Micah L East	Clearing	Employer Taxes	200-470 FICA Taxes	8.65
01/07/2025	Micah L East	Clearing	MS Unemployment Tax	MS Unemployment Tax	1.00
01/07/2025	Micah L East	Clearing	MS Income Tax	MS Income Tax	0.00
01/07/2025	Micah L East	Clearing	Federal Taxes (941/943/944)	Federal Taxes (941/943/944)	15.30
01/07/2025	Franklin K Stewart	Clearing	Gross Pay - This is not a legal pay stub	192-420 Custodial Salary	60.00
01/07/2025	Franklin K Stewart	Clearing	Gross Pay - This is not a legal pay stub	192-420 Custodial Salary	225.00
01/07/2025	Franklin K Stewart	Clearing	Employer Taxes	192-470 FICA Taxes	5.19
01/07/2025	Franklin K Stewart	Clearing	Employer Taxes	192-470 FICA Taxes	19.46
01/07/2025	Franklin K Stewart	Clearing	MS Unemployment Tax	MS Unemployment Tax	2.85
01/07/2025	Franklin K Stewart	Clearing	MS Income Tax	MS Income Tax	0.00
01/07/2025	Franklin K Stewart	Clearing	Federal Taxes (941/943/944)	Federal Taxes (941/943/944)	43.60
01/07/2025	Richard P Williams	Clearing	Gross Pay - This is not a legal pay stub	140-410 Clerk's Salary	1,200.00
01/07/2025	Richard P Williams	Clearing	Employer Taxes	140-470 FICA Taxes	103.80
01/07/2025	Richard P Williams	Clearing	MS Unemployment Tax	MS Unemployment Tax	12.00
01/07/2025	Richard P Williams	Clearing	MS Income Tax	MS Income Tax	0.00
01/07/2025	Richard P Williams	Clearing	Federal Taxes (941/943/944)	Federal Taxes (941/943/944)	183.60
01/07/2025	Michael Avent	Clearing	Gross Pay - This is not a legal pay stub	110-430 Judge Salary	100.00
01/07/2025	Michael Avent	Clearing	Employer Taxes	110-470 FICA Taxes	8.65
01/07/2025	Michael Avent	Clearing	MS Unemployment Tax	MS Unemployment Tax	1.00
01/07/2025	Michael Avent	Clearing	MS Income Tax	MS Income Tax	0.00
01/07/2025	Michael Avent	Clearing	Federal Taxes (941/943/944)	Federal Taxes (941/943/944)	15.30
01/07/2025	Rachel C Hardy	Clearing	Gross Pay - This is not a legal pay stub	120-411 Mayor Salary	500.00
01/07/2025	Rachel C Hardy	Clearing	Employer Taxes	120-470 Mayor - FICA	43.25
01/07/2025	Rachel C Hardy	Clearing	MS Unemployment Tax	MS Unemployment Tax	5.00
01/07/2025	Rachel C Hardy	Clearing	MS Income Tax	MS Income Tax	0.00
01/07/2025	Rachel C Hardy	Clearing	Federal Taxes (941/943/944)	Federal Taxes (941/943/944)	76.50
01/06/2025	AT&T	Online		194-604 Telephone and ISP	113.56
01/06/2025	CenterPoint Energy Vendor	Online		192-625 Town Hall Utilities	71.18

Town of Taylor Mississippi
Claim Docket
January 2025

Date	Name	Num	Memo/Description	Account	Amount
01/06/2025	North East Miss Electric Power Assn	Online		302-628 Street Lights	727.75
01/06/2025	North East Miss Electric Power Assn	Online		192-625 Town Hall Utilities	85.54
01/06/2025	Lafayette County Solid Waste	5068	Dumpster	321-629 Waste Disposal	96.00
01/06/2025	Judy Daniel	5067		190-600 Planning Consultant	572.40
01/06/2025	Plein Air Homeowners' Association	5066	November 24 Lights	302-628 Street Lights	378.00
01/06/2025	Plein Air Homeowners' Association	5066	December 24 Lights	302-628 Street Lights	396.00
01/06/2025	Main Street Taylor, LLC	5065	November 24 Lights	302-628 Street Lights	117.00
01/06/2025	Main Street Taylor, LLC	5065	December 24 Lights	302-628 Street Lights	117.00
01/06/2025	Watkins, Ward & Stafford, PLLC	5064		140-600 Acctng Services-Audit	6,750.00
Total Disbursements					\$13,154.18
Receipts					
01/06/2025	State of Mississippi			Sales Tax	2,708.84
01/06/2025	State of Mississippi			TVA in Lieu of Taxes	3,687.44
01/06/2025	State of Mississippi			Liquor Tax	225.00
01/06/2025	Mooney Plumbing			Gas Residential	100.00
01/06/2025	Mooney Plumbing			Plumbing Resedential+	100.00
01/06/2025	Lafayette Co. Tax Assessor			Motor Vehicle Tax	444.74
01/06/2025	Lafayette Co. Tax Assessor			Pesonal Property Tax	292.16
01/06/2025	Lafayette Co. Tax Assessor			Tax Penalties and Interest	21.77
01/06/2025	Lafayette Co. Tax Assessor			Land Roll Tax	296.83
01/06/2025	Lafayette Co. Tax Assessor			Tax Penalties and Interest	0.14
01/06/2025	Valley Sheet Metal			HVAC Residential	100.00
01/06/2025	Valley Sheet Metal			Mechanical Commercial	200.00
01/06/2025	Valley Sheet Metal			HVAC Residential	100.00
01/06/2025	North East Miss Electric Power Assn Cust			Franchise Tax	901.77
01/06/2025	Hale Roofing			Privilege License	20.00
Total Receipts					\$ 9,198.69
Net Cash Change for Period (Receipts minus Disbursements)					(3,955.49)
Cash at Beginning of Period					44,840.11
Cash at End of Period					40,884.62
Money Market Account (3%)					354,466.76
Total Operating Funds					395,351.38
ARPA Fund					1765.51