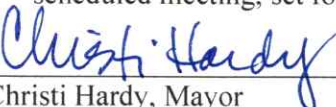
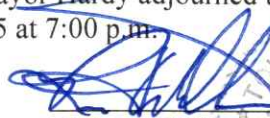
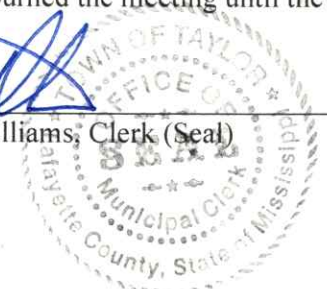


**Town of Taylor Minutes for the Regular Monthly Meeting of the
Mayor and Board of Aldermen
February 4, 2025**

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 4th day of February 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. Planning Consultant Judy Daniel, Town Attorney Chris Latimer, Engineer Jeff Williams, Clerk Richard Williams; and citizen Campbell McCool 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 Edwards duly seconded that motion which then carried unanimously.
3. **APPROVE PREVIOUS MEETINGS MINUTES** Alderman Roberts moved to approve the minutes from the January 7, 2025, regular Board meeting. Alderman Edwards 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 Taylor made a motion that the Claims Docket be approved and paid and Alderman Edwards seconded the motion. All the Aldermen present voting aye, Mayor Hardy declared the motion carried.
5. **TOWN CLERK'S REPORT** Clerk Williams introduced Mark Woods, the Deputy Municipal Clerk. He reported that one (1) Residential Mechanical permit had been issued for 21 First Street. He said that Cindy Hale had agreed to serve as the third Election Commissioner and that he and the three commissioners had attended online training conducted by the Mississippi Secretary of State's office.
6. **OLD BUSINESS**
EXPIRING LETTER OF CREDIT – PLEIN AIR STREETS
Planning Consultant Judy Daniel reported that the Letter of Credit (LOC) from Plein Air Development's bank covering the first four (4) roads in Plein Air expires on February 21, 2025. Her report and recommendation that the Board of Aldermen start the process of calling the LOC if the roads have not been officially turned over to Lafayette County for ongoing maintenance by February 18, 2025. Her report is attached to these minutes. Alderman Taylor moved that the Board follow that recommendation. Alderman Willingham duly seconded the motion when then carried unanimously.
UPDATE ON LUSCOS SITE PLAN AND PLAN FOR USE OF A HISTORIC LUSCOS SIGN.
Ms. Daniel stated that she had not yet received the required information concerning the changes to the construction/site plans nor the information needed to approved the proposed signage from Rhyne Long, the owner of Luscos Restaurant. Her report is attached to these minutes.
7. **NEW BUSINESS**
NEW COMMERCIAL BUILDING SIGN AND PERMIT
Ms. Daniel stated that while the List of Fees on the Town website has a "Sign Permit Fee" shown as Fifty Dollars (\$50), there isn't an application form for sign(s) online. She will submit a proposed application at next month's Board meeting. Her report is attached to these minutes.
FLOODPLAIN ADMINISTRATION
Ms. Daniel, as the Town Floodplain Administrator, was contacted by the State of Mississippi Emergency Management Agency (MEMA) recommending updates to the Town's floodplain information. Her report is attached to these minutes.
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, March 4, 2025 at 7:00 p.m.


Christi Hardy, Mayor


Richard Williams, Clerk (Seal)



TO: Taylor Mayor and Board of Aldermen
FROM: Judy Daniel, Town Planner
Jeff Williams, Town Engineer
RE: Expiring Plein Air LOC
DATE: February 4, 2025

The first stage of the dedication of the first four roads in Plein Air (Studio, Canvas, Resin north of Easel, and Prytania, was completed last year. A LOC was presented to the Town and Lafayette County. That LOC expires on February 21.

Jeff and I have contacted Lafayette County officials about scheduling the final inspection and adoption process. As of the date this report was submitted (January 30), that task had not been scheduled. To protect Taylor, I recommend that you inform Campbell McCool that unless the inspection has been completed and approved by February 17th, he will need to provide an updated LOC, valid for six additional months; by February 18th or the Town will need to start the process of calling the LOC to obtain the funds. I am informed Mr. McCool of this situation and he has already indicated that he will be able to renew the LOC if required.

I hope the process will be completed or at least scheduled by the date of this meeting; but if it has not, this sequence will protect Taylor until the roads have been adopted by Lafayette County.

NOTES:

For Existing Older Plein Air Roads: Studio, Canvas, Resin (north of Easel), and Prytania, per agreement with Town of Taylor 2023.

LOC #565993 – VALID until February 21, 2025

First Security Bank – Southaven, MS \$15,000 - for stated roads security bond

Retain until final check by LC DOT.

To: Taylor Mayor and Board of Aldermen
From: Judy Daniel, AICP, Town Planner
Jeff Williams, Town Engineer
Scott Allen, Building Inspector
Date: February 4, 2025
Subject: Update – Lusco's Site Plan Revision

Comments

Last month I informed you about the violations to the approved site plan for Lusco's Restaurant. Since that time the owner has met with Jeff Williams and Scott Allen. They have told him what he needs to get submitted and do not have concerns about the changes to be requested. As of the date of this report, however (January 30), nothing has been submitted so no site plan modification hearing before the Planning Commission has been scheduled. The owner is aware that the building will not be given final approval for use until and unless the modifications have been approved by the Planning Commission.

To: Taylor Mayor and Board of Aldermen
From: Judy Daniel, AICP – Town Planner
Date: February 4, 2025
Subject: Plein Air Commercial Building Signage

The new commercial building in Plein Air was completed and leased to the owner of a Pilates Studio. However, several issues arose related to the sign erected for that business.

The owner contacted me about the sign. The version she proposed was too big. She arranged to have the size reduced and then had the sign mounted. I advised her to contact the Town Planner to pay the \$50 permit fee. She did not. The problems were:

The list of planning permit fees includes a \$50 charge for sign review. The purpose of that fee is to cover the time I spend on the review. The reason for that slip up is that a sign permit application has not been created to add to the website. No sign should be erected until the permit is submitted and the fee paid. Sign requests have been very rare, but more businesses are starting to locate in Taylor, especially in Plein Air. This process needs to be fixed before more signs are proposed. A sign will soon be proposed for Luscos', the hotel, and another commercial site plan is pending.

Fortunately, this particular instance is not of substantial concern and the process is easily remedied. I am recommending that the attached sign permit form be adopted and put on the website for all future applicants. The Town Planner should not review or approve any future sign permits until the fee has been paid.

TO: Taylor Mayor and Board of Aldermen
FROM: Judy Daniel, Town Planner
Jeff Williams, Town Engineer
RE: Taylor Floodplain Ordinance Update
DATE: February 4, 2025

On January 23 I was contacted by an employee of MEMA – Mississippi Emergency Management Agency. He informed me that Taylor needs to update its Floodplain Ordinance to conform to the revised Model Ordinance for Mississippi, recently updated. A copy of the new Model Ordinance and preferred permit form will be presented at the meeting. The discussion also led to a realization that it is confusing (and could easily be misleading) to have part of the Floodplain Ordinance in the Planning and Development Code, but the majority of it posted on the Town website. Three actions are recommended:

1. I have decided that the revised regulations will require more engineering than planning expertise, so after talking with Mayor Hardy, I recommend that the Town Engineer, take over the role of Floodplain Administrator. Jeff is willing to do that job. I recommend that you approve that change.
2. Jeff will discuss the changes to the Floodplain ordinance with MEMA. A revised version should be ready for your consideration at the March meeting. A public hearing will be required. MEMA has also provided an updated model permit application that is easier to follow. That should be adopted as well.
3. I recommend a change to the Planning and Development Code to remove the partial Floodplain Ordinance language that is in Chapter 24. In its place would be a reference to the full Floodplain Ordinance, the application permit, and the flood maps that are located on the Town website.

Town of Taylor Mississippi - Claim Docket

February, 2025

Receipts

Date	Num	Name	Memo/Description	Account	Amount
02/04/2025	20240619-0054	Lafayette Co. Tax Assessor		001-200 Property Tax-Real	16,660.02
02/04/2025	20240619-0054	Lafayette Co. Tax Assessor		001-201 Prop Tax-Autos	339.85
02/04/2025	20240619-0054	Lafayette Co. Tax Assessor		001-202 Property Tax Personal	80.33
02/04/2025	20240619-0054	Lafayette Co. Tax Assessor		001-210 Penalty&Int Deliq Taxes	1.48
02/04/2025	20240619-0055	Jenee Gunn		001-220 Privilege Licenses	20.00
02/04/2025	20240619-0056	North East Miss Electric Power Assn Cust		001-221 Utilit Franchise Chgs	740.14
02/04/2025	20240619-0053	Hunter Franklin	Residential HVAC Contractor Fee	001-224 Other Plning Fees&Prmts	100.00
02/01/2025	20240619-0051	State of Mississippi		001-253 Municipal Aid	576.89
02/01/2025	20240619-0052	State of Mississippi		001-253 Municipal Aid	20,315.01
02/01/2025	20240619-0050	State of Mississippi		001-260 General Sales Tax	2,415.91

Total Receipts

41,249.63

Disbursements

02/04/2025	1901	Michael Avent	Gross Pay - This is not a legal pay stub	110-430 Judge Salary	100.00
02/04/2025	1901	Michael Avent	Employer Taxes	110-470 FICA Taxes	8.65
02/04/2025	1898	Rachel C Hardy	Gross Pay - This is not a legal pay stub	120-411 Mayor Salary	500.00
02/04/2025	1898	Rachel C Hardy	Employer Taxes	120-470 Mayor - FICA	43.25
02/04/2025	1899	Richard P Williams	Gross Pay - This is not a legal pay stub	140-410 Clerk's Salary	1,200.00
02/04/2025	1904	Mark S. Woods	Gross Pay - This is not a legal pay stub	140-411 Deputy Clerk Salary	500.00
02/04/2025	1899	Richard P Williams	Employer Taxes	140-470 FICA Taxes	103.80
02/04/2025	1904	Mark S. Woods	Employer Taxes	140-470 FICA Taxes	43.25
02/04/2025	5075	Mitchell, McNutt & Sams		160-600 Board Attorney	540.00
02/04/2025	1900	Cory S Allen	Gross Pay - This is not a legal pay stub	190-411 Building Official	800.00
02/04/2025	1900	Cory S Allen	Employer Taxes	190-470 FICA Taxes	69.20
02/04/2025	5074	Judy Daniel		190-600 Planning Consultant	1,622.40
02/04/2025	1903	Franklin K Stewart	Gross Pay - This is not a legal pay stub	192-420 Custodial Salary	180.00
02/04/2025	1903	Franklin K Stewart	Employer Taxes	192-470 FICA Taxes	15.57
02/04/2025	Online	CenterPoint Energy Vendor		192-625 Town Hall Utilities	93.64
02/04/2025	Online	North East Miss Electric Power Assn		192-625 Town Hall Utilities	92.91
02/04/2025	Online	American Express Amazon		194-500 Office Supplies	783.32
02/04/2025	Online	American Express Amazon	Website Network Solutions	194-500 Office Supplies	59.99
02/04/2025	Online	AT&T		194-604 Telephone and ISP	113.64
02/04/2025	1902	Micah L East	Gross Pay - This is not a legal pay stub	200-410 Town Marshal Salary	100.00
02/04/2025	1902	Micah L East	Employer Taxes	200-470 FICA Taxes	8.65
02/04/2025	Online	North East Miss Electric Power Assn		302-628 Street Lights	739.76
02/04/2025	5072	Plein Air Homeowners' Association		302-628 Street Lights	396.00
02/04/2025	5073	Main Street Taylor, LLC		302-628 Street Lights	117.00
02/04/2025	5071	Lafayette County Solid Waste		321-629 Waste Disposal	96.00
02/01/2025	5069	David Myers	New Park Fence	550-917 Equipment	10,200.00

Total Disbursements

\$18,527.03

Net Cash Change for Period (Receipts minus Disbursements)

22,722.60

Town of Taylor Mississippi - Claim Docket

February, 2025

				Cash at Beginning of Period	40,884.62
				Cash at End of Period	63,607.22
				Money Market Account (3%)	355,369.92
				Total Operating Funds	418,977.14
				ARPA Fund	1765.51