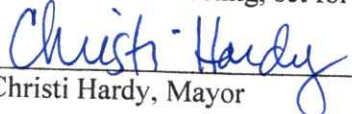
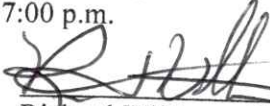



**Town of Taylor Minutes for the Public Hearing on Adoption of the Updated Flood Damage Prevention Ordinance and the Regular Monthly Meeting of the Mayor and Board of Aldermen**

**March 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 4<sup>th</sup> day of March, 2025, with the following officers and members present, constituting a legal quorum to-wit: Mayor Christi Hardy; Aldermen: Shawn Edwards; Sarah Hewlett; Lyn Roberts; Bill Taylor; and Jimmie Willingham. Clerk Richard Williams, Deputy Clerk Mark Woods, Board Attorney Chris Latimer, Planning Consultant Judy Daniel, Town Engineer Jeff Williams and Citizen Tim Carter were also present.
2. **ADOPT AGENDA** Mayor Hardy presented the meeting agenda. Alderman Hewlett moved to adopt the agenda. Alderman Willingham duly seconded that motion which then carried unanimously.
3. Mayor Hardy opened the Public Hearing on Adoption of the Update Flood Damage Prevention Ordinance and recognized Consultant Daniel for her report. Ms. Daniel reported that the Mississippi Emergency Management Agency had contacted her to recommend that the Town adopt an update Flood Damage Prevention Ordinance and an accompanying Floodplain Development Application form. MEMA supplied samples of an Ordinance and a form. Ms. Daniel reviewed the materials and then contacted Town Engineer Williams. They determined that the technical aspects of the MEMA recommendations will require Engineer Williams' expertise. He agreed to act as the Town Floodplain Administrator and presented the draft of an updated Flood Damage Prevention ordinance and a report detailing the options within it. The report is attached to these minutes. There was discussion between the Board and staff about the options for the \$85 review fee and the \$1000 penalty for non compliance as well as the exclusion of official determination of property location for properties not in a subdivision. Alderman Taylor moved that the consideration of the updated ordinance be tabled until the question brought forth could be answered. Alderman Hewlett seconded that motion which then carried.
4. **APPROVE PREVIOUS MEETINGS MINUTES** Alderman Roberts moved to approve the minutes from the February 4, 2025 regular Board meeting. Alderman Hewlett seconded his motion. All of the Aldermen present voting aye, Mayor Hardy declared the motion carried.
5. **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 Willingham seconded the motion. All the Aldermen present voting aye, Mayor Hardy declared the motion carried.
6. **TOWN CLERK'S REPORT** Clerk Williams reported that he had issued one (1) Electrical Contractor Permit and one (1) Sigh Permit. He asked that the Board officially appoint the Election Commissioners for the upcoming June 2, 2025 Municipal Election. They are Jimmie Nell Garrett, Lisa Harrison, and Cindy Hale. Alderman Hewlett moved that the listed Commissioners be appointed for the election. Alderman Edwards seconded her motion which carried unanimously.
7. **OLD BUSINESS** None
8. **NEW BUSINESS**  
Consultant Daniel presented a report on items which will be considered by the Planning Commission at it CALLED Meeting on February 25, 2025 at 7:00 P.M. Said report is attached to these minutes.
9. **MAYOR'S REPORT** None
10. **PUBLIC COMMENT** None
11. **ADJOURN** There being no further business Mayor Hardy adjourned the meeting until the next regularly scheduled meeting, set for Tuesday, April 1, 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/Floodplain Administrator  
**RE:** Taylor Floodplain Ordinance Update  
**DATE:** March 4, 2025

**Staff Comments:** As discussed at the February meeting, in late January 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. Since that time Town Engineer Jeff Williams, who is now the Floodplain Administrator, has consulted with MEMA and they have agreed on the version of the Model Ordinance that will be best for Taylor. Some, but not all, of the optional language has been included. Jeff will describe the nature of the changes that have been made at the meeting.

Two specific changes are recommended:

1. Currently no floodplain permit review fee has been established for Taylor. A fee of \$85 is recommended for this service by the Floodplain Administrator.
2. Currently the fine for a floodplain violation is \$500. The Floodplain Administrator recommends raising that to \$1,000

One item is awaiting clarification by MEMA and will be discussed at the meeting:  
Both the current version of the Floodplain Ordinance and the revised version state that “all subdivision proposals and all developments with more than 5 lots or 5 acres must include the base flood elevation data”. If this means that only subdivisions with 6 or more lots or development on properties larger than 5 acres must include the BFE data, that should be stated differently. It seems odd, however, to not require this standard for any commercial property or subdivision creating lots to sale – whether 2 lots or less than an acre. If that standard of review is desired, a better statement would be: “all subdivisions with two or more lots and all developments (residential or commercial) must include BFE data.”

Your input is needed on one further element of the permitting:  
Currently, in Taylor (as in Lafayette County) there is no requirement that a person requesting a building permit on a single property development (not being subdivided) in Taylor provide verified Base Flood Elevation (BFE) data before the building permit is issued. Jeff states that “the owner is responsible for self-reporting if building in a flood plain”. That means, while a statement that the property is not in a floodplain area is required, no proof of that is required.

Determining the BFE is relatively expensive. There are many areas in Taylor that can only estimate whether they are in a floodplain from the map on the website, and the fee to have an engineer calculate that precisely is in the range of \$700 to \$800. Unless the owner is required to make this determination by a lending institution or insurance, there could be temptation to avoid that expense.

TO: Taylor Mayor and Board of Aldermen

FROM: Judy Daniel, Town Planner

DATE: March 4, 2025

RE: General Updates

Several items of interest were considered at the Planning Commission last Tuesday evening.

1. A minor subdivision modification involved two lots in Plein Air was considered. It will come before you for consideration at your April meeting.
2. Several, mainly technical, modifications to the Planning and Development Code were considered. Those will also come before you at your April meeting.
3. Modifications to the site plan for Lusco's Restaurant were considered and approved. They can now proceed to completion of the structure.
4. The roads in Plein Air under consideration for dedication to Lafayette County were evaluated by Lafayette County officials on February 14. All needed at least some minor repairs, and some more substantive repairs will be needed. Asphalt road work is done in warmer weather; so later in the Spring, the recommended repair work will be done.

In the meantime, Campbell McCool did renew the existing LOC for these roads. When the repair work is completed, he will be released from the current performance bond, and placed under a new one year maintenance bond. At the end of that year, the County will take over maintenance of this first set of roads. And at that time, the adoption process for the second set of roads will begin.

Separately, the developer of Lusco's submitted a sign permit application. I have approved that request, and the sign (without lighting) will be placed on the building soon. They plan to return to the Planning Commission to request a variance that will allow them to use the neon lighting on the historic sign.

**Town of Taylor      Mississippi - Claim Docket**

**March, 2025**

<b>Receipts</b>					
<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo/Description</b>	<b>Account</b>	<b>Amount</b>
03/04/2025	20240619-0058	Lafayette Co. Tax Assessor		001-200 Property Tax-Real	12,249.13
03/04/2025	20240619-0058	Lafayette Co. Tax Assessor		001-201 Prop Tax-Autos	532.31
03/04/2025	20240619-0058	Lafayette Co. Tax Assessor		001-202 Property Tax Personal	791.75
03/04/2025	20240619-0058	Lafayette Co. Tax Assessor	Mobile Home	001-202 Property Tax Personal	2.52
03/04/2025	20240619-0058	Lafayette Co. Tax Assessor		001-210 Penalty&Int Deliq Taxes	1.95
03/04/2025	20240619-0058	Lafayette Co. Tax Assessor		001-210 Penalty&Int Deliq Taxes	12.14
03/04/2025	20240619-0057	Centerpoint Energy Customer	Annual Franchise Tax	001-221 Utilit Franchise Chgs	5,060.14
03/04/2025	20240619-0059	North East Miss Electric Power Assn Cust		001-221 Utilit Franchise Chgs	793.21
03/04/2025	20240619-0060	Luscos		001-224 Other Pning Fees&Prmts	50.00
03/04/2025	20240619-0061	Hensley Plumbing & Electric	Residential Electrical Contractor Fee	001-224 Other Pning Fees&Prmts	100.00
03/01/2025	302691892	State of Mississippi		001-258 Liquor Tax	1,050.00
03/01/2025	302691892	State of Mississippi		001-260 General Sales Tax	2,487.62
<b>Total Receipts</b>					<b>\$ 23,130.77</b>
<b>Disbursements</b>					
02/28/2025	1906	Michael Avent	Gross Pay - This is not a legal pay stub	110-430 Judge Salary	100.00
02/28/2025	1906	Michael Avent	Employer Taxes	110-470 FICA Taxes	8.65
02/28/2025	1908	Rachel C Hardy	Gross Pay - This is not a legal pay stub	120-411 Mayor Salary	500.00
02/28/2025	1908	Rachel C Hardy	Employer Taxes	120-470 Mayor - FICA	43.25
03/01/2025	Online	American Express Amazon	Meals Commission Training	130-605 Travel	36.70
02/28/2025	1910	Richard P Williams	Gross Pay - This is not a legal pay stub	140-410 Clerk's Salary	1,200.00
02/28/2025	1911	Mark S. Woods	Gross Pay - This is not a legal pay stub	140-411 Deputy Clerk Salary	500.00
02/28/2025	1910	Richard P Williams	Employer Taxes	140-470 FICA Taxes	103.80
02/28/2025	1911	Mark S. Woods	Employer Taxes	140-470 FICA Taxes	43.25
03/04/2025	5078	Scott Insurance Services LLC	Deputy Clerk Bond	140-622 Bonds	100.00
03/04/2025	5077	Miss. Municipal Clerks & Collectors Assn.	Clerks Assoc Dues	140-684 MMCTCA Dues	40.00
02/28/2025	1905	Cory S Allen	Gross Pay - This is not a legal pay stub	190-411 Building Official	800.00
02/28/2025	1905	Cory S Allen	Employer Taxes	190-470 FICA Taxes	69.20
03/04/2025	5082	Judy Daniel		190-600 Planning Consultant	1,456.55
03/04/2025	5080	Williams Engineering Consultants		190-604 Engineering Fees	170.00
02/28/2025	1909	Franklin K Stewart	Gross Pay - This is not a legal pay stub	192-420 Custodial Salary	15.00
02/28/2025	1909	Franklin K Stewart	Gross Pay - This is not a legal pay stub	192-420 Custodial Salary	262.50
02/28/2025	1909	Franklin K Stewart	Employer Taxes	192-470 FICA Taxes	1.30
02/28/2025	1909	Franklin K Stewart	Employer Taxes	192-470 FICA Taxes	22.72
03/01/2025	Online	CenterPoint Energy Vendor	2/25/2025 Online	192-625 Town Hall Utilities	97.36
03/01/2025	Online	North East Miss Electric Power Assn		192-625 Town Hall Utilities	93.32
03/01/2025	Online	American Express Amazon		194-500 Office Supplies	147.55
03/04/2025	5079	Shaw Ace Hardware	Keys	194-500 Office Supplies	17.43
03/01/2025	Online	AT&T	2/25/2025 Online	194-604 Telephone and ISP	113.64
02/28/2025	1907	Micah L East	Gross Pay - This is not a legal pay stub	200-410 Town Marshal Salary	100.00
02/28/2025	1907	Micah L East	Employer Taxes	200-470 FICA Taxes	8.65

# Town of Taylor Mississippi - Claim Docket

March, 2025

03/04/2025	5083	Mitchell, McNutt & Sams		160-600 Board Attorney	620.00
03/04/2025	5084	Main Street Taylor, LLC	Main Street Taylor, LLC	302-628 Street Lights	117.00
03/04/2025	5085	Plein Air Homeowners' Association	Plein Air Homeowners' Association	302-628 Street Lights	396.00
03/04/2025	5086	Lafayette County Solid Waste	Lafayette County Solid Waste	321-629 Waste Disposal	96.00
03/01/2025	Online	North East Miss Electric Power Assn		302-628 Street Lights	584.87
03/01/2025	Online	North East Miss Electric Power Assn		302-628 Street Lights	151.58
<b>Total Disbursements</b>					<b>\$ 8,016.32</b>
Net Cash Change for Period (Receipts minus Disbursements)					<b>\$ 15,114.45</b>
Cash at Beginning of Period					<b>\$ 63,607.22</b>
Cash at End of Period					<b>\$ 78,721.67</b>
Money Market Account (3%)					<b>\$ 366,031.02</b>
Total Operating Funds					<b>\$ 444,752.69</b>
ARPA Balance transfers to Checking			ARPA Fund		<b>1,766.78</b>
\$ 80,488.45					