

**Minutes of Regular Meeting
Mayor and Council
City of Fitzgerald, Georgia
April 11, 2016
6:00 pm**

A Public Hearing took place at the City Hall Council Chambers, located at 302 East Central Avenue, Monday, April 11, 2016 at 6:00 p.m.

Mayor Masee stated that this public hearing on the Village of Ben Hill was properly advertised, and he then called on Mandy Young to make the presentation.

Ms. Mandy Young, of Affordable Equity Partners, Inc, spoke on a submitted DCA application for a development similar to that of existing Jack Allen Apartments and Mulberry Court. This project would be a 9 million dollar project that would go on the tax digest. Ms. Young stated that this is not subsidized housing. There is a detailed application process that requires certain criteria to be met for available housing.

Mayor Masee opened the floor for anyone wishing to speak on the proposed development. Mayor Masee suggested that comments be made and afterwards Ms. Young would make closing statements.

Mr. Ron Paulk, local developer, commented on his residential business. He concentrates on home renovations and home rentals inside the city square. This development does give competition which is good. Mr. Paulk mentioned the concern with the traffic flow in the proposed building site area.

Mr. Bob Holman spoke. This development is in his backyard. His concern was the traffic for the development, schools and general congestion that might potentially be created. Mr. Holman stated that he is against this development.

Clara Jones spoke. Her question to Ms. Young concerned which type of insulation would be used for the project. Ms. Young did not know what type of insulation, foam or regular, would be used by the contractors.

Mr. Jim Casper inquired as to the length of tax credits. Tax credits, per Ms. Young, are for 15 years and after that, ownership goes to the general partner, Village of Ben Hill/Maco Developer. Only investors get out at 15 years. Ms. Young stated that they have maintained projects for some 30 years that have not sold.

Ms. Young noted that Ben Hill County was targeted after a market study that showed demand due to growth. Comparable properties and rent were considered with Tifton being the closest comparable area. Four employment opportunities will be available with this development: property manager, assistant manager, maintenance director and assistant maintenance/activities director. Another aspect mentioned was that of the income of residents. Ms. Young noted that minimum income was \$19,000 up to \$62,000.00

Mr. Casper piggy backed on the issue of the traffic concerns of Highway 90. DOT has been involved per Ms. Young.

Mayor Masee asked if any other visitors wanted to speak and with none, opened up the floor to council.

Council Person Tillman was then recognized. Mr. Tillman inquired about an original comment made by Ms. Young that the development was similar to "Casserole Court". Ms. Young clarified that it was actually Mulberry Apartments, not the aforementioned.

Council Person Griffin read a statement from local contactor and developer L.E. Harper. Mr. Harper voiced his opposition to the development.

Council Person Holt asked what Ms. Young needed from this body. Ms. Young stated that she needed the support of the resolution for tax credit that would be forthcoming. Mayor Massee stated that he was not sure when this would be considered, but normal protocol would likely mean at the following monthly meeting.

Mr. Holt stated "no tax credit, no project" which Ms. Young agreed was the case. Ms. Young further stated that applications are processed and occupancy rate is known before construction begins.

Mayor Massee asked if there was any further discussion, and with none, closed this public hearing.

Mayor and Council of the City of Fitzgerald, Georgia, met in a **Regular** meeting immediately following the public hearing, with Mayor Massee presiding and with Council members Elrod, Griffin, Holt, Jefferson, Tillman, Webb and Williams being present.

Minutes of March 28, 2016, Regular Council meeting were read. Mayor Massee entertained a motion for approval. Council Person Webb made a motion to approve minutes as presented, seconded by Council Person Elrod. Having a motion and a second, Mayor Massee asked if there were any additions or corrections. With none being heard, Mayor Massee called for a **Roll Call Vote: 7 Yes, 0 No. All in favor, motion approved.**

Mayor Massee welcomed all visitors in attendance. Mayor Massee asked if anyone would like to address Council on any other subject other than that of the public hearing. Mr. Benny Harris came forward.

Mr. Harris, who lives on North Monitor Drive, mentioned that the ditches need more work and cleaning out. Mayor Massee noted that the issue would be looked into.

Under reports of City Officers, Mayor Massee invited everyone to review the administrative report and if there were any questions they would be directed to appropriate department head. With no questions, Mayor Massee thanked everyone involved in last month's Chicken Festival, Friday night concert and the parachute boogie. Activities went well and there was a good showing of support.

Reports of Standing Committees were given by their respective Chairperson. Council Person Webb raised attention to the improved beautification of the parks and work that is being done at the Monitor Center. Mr. Webb stated that once the Monitor Center is up to standard, we need to get full support of the community to keep it up.

Mayor Massee called on Council Person Holt for a legislative update. Mr. Holt stated as far as cities were concerned this was a quiet session. One area of concern is HB216, the fire fighter workers compensation bill. This bill is the only open item still outstanding.

Mayor Massee spoke on finance. Revenues generally lag behind pro rata at this time of year. Expenses are currently staying within our revenue collections. Thanks to all the departments for their hard work.

City Attorney, Gill Braddy, presented **Resolution R16-004**, GDOT financial assistance with paving. Council Person Holt motioned to dispense with full reading, seconded by Council Person Elrod. Mayor Massee asked if there was any discussion. With none heard, moved to **Roll Call Vote: 7 Yes, 0 No. All in favor, motion approved.**

Mayor Massee entertained a motion for approval. Council Person Webb motioned to approve Resolution R16-004, seconded by Council Person Elrod. Mayor Massee clarified that this is a yearly formality with LMIG funding for resurfacing projects. With no discussion, moved to **Roll Call Vote: 7 Yes, 0 No. All in favor, motion approved.**

Mayor Massee presented a proclamation for Georgia Cities Week April 17-23, 2016. Mayor Massee asked council to endorse this resolution and requested a motion for approval. Council Person Webb motioned to accept this proclamation, seconded by Council Person Elrod. Mayor Massee asked if there was any discussion. Mayor Massee stated that activities are being lined up for next week and more will be heard about these events in the next few days. **Moved to Roll Call Vote: 7 Yes, 0 No. All in favor, motion approved.**

With there being no further business, the meeting was adjourned.

APPROVED:

(SEAL)

MAYOR

ATTEST: _____

CITY CLERK