



Mayor Randy Garrett
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City Clerk Missy Daigle

Council Members
P1 – Keith Prather
P2 – Kelsey Malcom
P3 - William Malcom
P4 – John Robison, Jr.
P5 - David Mullis, Jr.

Good Hope City Council Minutes March 4, 2024

1. **Call to order:** Mayor Randy Garrett called the meeting to order at 6:30 pm and led the invocation, Councilmember William Malcom led the pledge.
2. **Roll Call:** Performed by City Clerk Missy Daigle, Councilmembers Kelsey Malcom, William Malcom, David Mullis, Jr., and Keith Prather were in attendance, Councilmember John Robison, Jr. was absent.
3. **Approval of agenda:** Mayor Garrett amended the agenda to add 6E, Good Hope Poppy Festival. Councilmember Keith Prather made a motion to accept the agenda as amended, Councilmember William Malcom seconded, and all approved.
4. **Approval of previous meeting's minutes:** Councilmember Keith Prather made a motion to accept February Council minutes and Councilmember David Mullis, Jr. seconded, all approved, motion passed and minutes were recorded.
5. **Public Forum:** Travis Edwards, a citizen of Good Hope, asked the council about the requirements to be on the city council, Councilmember Keith Prather let him know that you must live inside the Good Hope city limits, and be a resident for a minimum of a year. Mr. Edwards also asked about volunteering for the Poppy Festival, and if the council would be open to suggestions for other community events.

****6:45 Zoom Conference, "Simple Grants":** The owner and CRO of Simple Grants, Jessica Taylor, addressed the Council via a zoom call to breakdown the price scale and better inform on ways to utilize their services in acquiring grants that the city may not be aware of. Mayor Garrett asked for additional information to be sent that he would bring to the council in a work session to review and decide how the city will proceed.

6. Committee Reports/Updates:

- A. **Budget Update:** The council was presented with a year-to-date report. Councilmember Keith Prather made a motion to accept the budget report and Councilmember David Mullis, Jr., seconded the motion. All were in favor and the budget report was approved.
- B. **City Hall Rentals:** Nothing new to report.
- C. **Qualification for 2024 November General Election:** Mayor Garrett reminded the council that qualifying is taking place this week, March 4-8, at the Walton County Elections office.
- D. **P&Z Update:** P&Z Chair, David Mullis, Jr., gave an update on the P&Z meeting that took place on February 26, 2024. City Attorney, Mike Malcom, was present along with the members of P&Z, and Mr. Wheeler who had allegations brought against him in regards to not being in compliance with LDO. The meeting was nonconfrontational and at the close of the meeting it was decided to reconvene March 4 to discuss a recommendation to bring to the council for a vote.
- E. **Good Hope Poppy Festival:** Councilmember Kelsey Malcom let the council know that the date for the Poppy Festival is May 18, 2024, the 5K will be held at the end of May and not on the same day as the Poppy Festival, there will be a food vendor, Eddie Partain, as well as many other vendors that have already registered. Good Hope Together is in need of volunteers and they are open to suggestions on how to incorporate the veterans.

7. **Unfinished business:** There was no unfinished business.

8. New Business:

- A. **2025 SPLOST Proposal Ratification:** Mayor Garrett discussed the SPLOST that will be on the ballot in upcoming election and wanted to see if the council supported it, Councilmember William Malcom made a motion to support the continuation of the SPLOST intergovernmental contract, Councilmember David Mullis, Jr. seconded the motion. All were in favor and the motion passed 100%.
- B. **Any Action items from P&Z:** P&Z Chair, David Mullis, Jr., addressed the council with the recommendations that P&Z had agreed upon, the notes from the P&Z meeting as well as the recommendations are on file in the Clerks office and attached to the minutes. Councilmember Keith Prather made a motion to accept the recommendations and have City Attorney, Mike Malcom, draft and send a letter to Mr. Wheeler outlining what the P&Z's recommendations were to the council, Councilmember William Malcom seconded the motion, all were in favor and the motion passed 100%.
- C. **Rushton agreement for AUP and related reports:** Mayor Garrett explained the agreement and called for a motion, Councilmember Keith Prather made a motion to approve the engagement letter and that we proceed with the Rushton CPA group to do the AUP, Councilmember David Mullis, Jr. seconded the motion and the motion passed 100%. The engagement letter is on file in the Clerk's office.

- D. Cooperative city/county Road project – LMIG Matching Funds:** Mayor Garrett addressed the council about a pipe on Pleasant Valley Road that needs to be replaced, he has received a bid from John Almand for \$7,126.80 for the cost of the pipe, he also let the council know that LMIG would match funds on new projects. Councilmember Keith Prather made a motion to replace the pipe and utilize the LMIG funds, Councilmember David Mullis, Jr. seconded the motion, all were in favor and the motion passed 100%.
- 9. Council Discussion Items for the good of the order:** Mayor Garrett let the council know that he would be running for Mayor again, the circumstances that had him thinking of not running have receded, and the council was very glad to hear this.
- 10. Adjourn:** Councilmember William Malcom made a motion to adjourn the meeting, Councilmember David Mullis, Jr. seconded, all approved and the meeting was adjourned at 7:42 PM.

Mayor

Clerk

P&Z Meeting-March 4, 2024

The P&Z held a continuation meeting relating to the alleged LDO violations previously reviewed pertaining to Mr. Wheeler's rental issues. The purpose of this session was to agree upon specific recommendations that the P&Z will make to the City Council at its March 4, 2024 meeting. After considerable discussion, the group agreed that the rental of rooms in his home to non-family members and the use of the RV located in the backyard for temporary living constituted a violation of the LDO in its strict interpretation. However, the current number of occupants at the home consists of Mr. Wheeler, his brother and one gentleman with whom he has a room rental lease. The lady who filed a complaint with the county is no longer residing in the home and the other lady has also vacated the premises.

The following recommendations were made to the Good Hope City Council:

- 1) Have Attorney Malcom write a letter to Mr. Wheeler containing the following elements:
 - a. A statement of LDO Code violation without a cease and desist element based on a significant reduction in the number of renters at the home.
 - b. The current renter be allowed to stay due to his previous stay at home without any complaints from neighbors.
 - c. The RV shall not be used as short term or long term occupancy which would violate current LDO regulations.
 - d. Prior to when the "mother-in-law" apartment is occupied either by a family member or any other other person, a certificate of occupancy must be obtained.

- 2) The Good Hope LDO is in need of significant review and revision to address the following, at a minimum, across each of the zones within the city:
 - a. Short term rentals and long term rentals
 - b. Airbnb
 - c. Bed and Breakfast establishments
 - d. Rental of rooms within a primary residence
 - e. Rooms for individuals rendering elder care in the home