

# **Minutes**

## **Short-Term-Rental (STR) Task Force**

**Thursday, June 16, 2022**  
**City Council Chambers**

Members of the STR Task Force met on June 16, 2022, at 11:00 A.M. in City of Brevard Council Chambers, with council members, Aaron Baker and Geraldine Dinkins, presiding.

**Present:**

Co-Chairs Aaron Baker and Geraldine Dinkins

Task Force members: Mack McKeller, Madeline Offen, Tripp Presnell and Isaac Allen, DeeDee Perkins (via FaceTime)

**Absent:** Nory LeBrun, Aaron Bland, Jeremy Owen, Hannah Bowers.

A quorum was established (7 members present)

No minutes were taken at the task force's 5/19 meeting since an insufficient number of task force members attended and no quorum could be established. No minutes were approved at this meeting.

The proposed agenda for 6/16 STR Task Force meeting was approved unanimously, moved by Isaac Allen, seconded by Tripp Presnell.

There was no public comment.

Sub-committee updates:

Data-gathering sub-committee:

Aaron Baker told those present that he has spoken with Jeremy Owen, the STR task force's economic impact study point person, and that the group working on the study for Transylvania County is planning to send the completed study to task force members in the first half of July and that the results would be presented to the task force at a future meeting in early August, after task force members had a chance to review it, formulate and collate the questions to the presenters.

Aaron Baker also passed on some real estate data for Transylvania County from Jeremy Owen that showed no drastic changes overall, other than a tiny bit more inventory of homes for sale. Baker characterized the available data "as a drop in the bucket" and added that half of the properties currently listed are priced at \$500,000 and more. Task Force member Isaac Allen added that the available real estate data always lags by about 60 days and that it is too early to tell, if rising interest rates and high gas prices will have an impact

on the local real estate market. Allen added that an anecdotal quick glance showed short-term rental trends pointing to shorter stays overall.

#### Survey sub-committee:

Madeline Offen presented updates from the survey sub-committee and together with Aaron Baker presented to the entire task force the question on whether it is time to hire a professional to conduct the survey the group has worked on so far. Since the questions are now set in stone, the task force survey advisor, Annelise Hagedorn should be asked whether she would consider conducting the survey to a scientific standard and be paid for it. The task force as a whole agreed after a brief discussion that in order to move forward on a timely basis and assure that the results will hold up scientifically and be statistically correct a professional expert should be hired to dedicate him/herself to the project to gauge 500 city residents' opinion of STRs in Brevard. Aaron Baker made the motion, seconded by Geraldine Dinkins, the motion to request a quote from Annelise Hagedorn to conduct the survey, execute the follow up and report the results. The motion included that task force members Baker and Dinkins would make a budget request to the city manager and ask for an update on the task force's work to be included in an early fall city council agenda. The goal is to have the city-wide survey completed and reported by early 2023.

#### Miscellaneous:

Task Force member Geraldine Dinkins furthermore proposed that the task force make a request to the city manager for adequate staff support, to keep minutes, send out meeting invites and agendas that conform to open meetings laws. Since its inception in November of 2021, the task force has met with little staff support and it is now becoming increasingly clear that staff support is needed as the task force "enters a stage where fact-finding is more firmly established and needs to be reported more confidently," per Mack McKeller's legal opinion. McKeller serves as the task force's legal advisor. The task force has conformed to public meetings laws, but unlike all other city council sub-committees has not been assigned staff to support this.

The task force as a whole agreed that a request for staff support should be made to the city manager. Task Force members Geraldine Dinkins and Aaron Baker will take the lead on this request.

Task force member Geraldine Dinkins then asked the task force to consider establishing a social-media and media-in-general etiquette that prescribes that task force members do not express support nor opposition to STRs for the time being until the task force has completed its charge to study and possibly recommend policy changes pertaining to STRs to city council. Dinkins said she was concerned that posts on Facebook could open task force members up to legal scrutiny and call the entire task force's work into question. She said she was making the request of task force members to abstain from personal opinion statements in public forums to ensure the task force's work can stand up to legal scrutiny if necessary. A recent post on Facebook and the reactions and comments to it, raised the concern for her. During an ensuing discussion it was agreed that members have made statements in news articles in the past that did not result in this type of request, but that

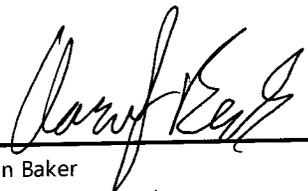
going forward all task force members would abide by the coda to keep personal opinions out of public forums to safe-keep the work of the task force. Members would also refrain from making personal opinion statements during task force meetings going forward.

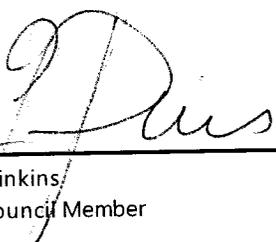
Task force members approved to meet Thursday, Aug. 4 at 11 a.m. (this was changed to 1:00 PM via email to members)

### Adjourn

There being no further business, Aaron Baker moved, seconded by Geraldine Dinkins, to adjourn the meeting at 12:08. Motion carried unanimously.

Minutes Approved: None

X   
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Aaron Baker  
Chair, Council Member

X   
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Geraldine Dinkins,  
Co-Chair, Council Member