

**BOARD OF MAYOR AND COMMISSIONERS  
WORK SESSION  
MARCH 23<sup>rd</sup>, 2022  
IMMEDIATELY FOLLOWING REGULAR MEETING**

**MINUTES**

Members Present: Jonathan Elmore, Mayor  
Brian Fisher, Mayor Pro Tem  
Lisa Shortell, Commissioner  
Lionel Laratte, Commissioner  
Dee Merriam, Commissioner

Staff Present: Patrick Bryant, City Manager  
Shannon Powell, Asst. City Manager  
Ellen Powell, Communications Manager  
Gina Hill, City Clerk  
Stephen Quinn, City Attorney

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda  
Commissioner Laratte moved to adopt. Commissioner Merriam seconded. All ayes.

Item #3 **Police Update**  
City Manager Bryant said he had received scores from the assessment of candidates conducted by the Georgia Association of Chiefs of Police. He explained that an independent panel of stakeholders is being convened to meet with the candidates as well.

Item #4 **2022 Residential Sanitation Fees**  
This is an annual process and fees for commercial properties have already been set during previous meetings. Staff recommends a fee level commiserate with balancing the sanitation fund budget.

City Manager Bryant said last year's fee was \$567. He discussed inflation and the increase in recycling costs and recommends increasing the fee 5% to \$596 so extra costs could be covered. Commissioner Shortell asked if sanitation would need to be supplemented by the general fund for capital expenditures. Mr. Bryant said that would depend on what equipment is chosen for replacement. He explained what is typically budgeted for that but added the BOMC always has discretion over what is spent. There was a discussion about how the sanitation department had been funded in the past and what has

changed over time. Mr. Bryant concluded that this item does not have to go before a vote at the next regular meeting.

Item #5

**Discussion of AirBnB's and Other Short-Term Rentals**

Mayor Elmore explained that city staff had sent letters to property owners that were renting out their property on a short-terms basis, through AirBnB or VRBO, for example. City Manager Bryant described what is allowed and what is not, according to the zoning code. He also said that a conditional use permit would be required from some property owners if they were to be compliant with the new code. Mr. Bryant fielded questions and comments from the BOMC and provided instructions for how these rules could be changed. Mr. Elmore requested that city staff clarify rules for residents to avoid any confusion. Members of the BOMC shared their reservations about making changes. After much discussion, there was a consensus to continue the conversation at a future meeting.

An Avondale resident (name inaudible) commented that he runs many short-term rentals outside of the city. He felt that Avondale Estates is not an area that renters will come to throw big parties. Tom Graver has an AirBnB on Kingstone Road and spoke about his positive experience as an owner since 2013. Mr. Bryant pointed out that the current code is less restrictive than it was several years ago because at that time, short-term rentals were prohibited. Commissioner Merriam requested an inventory of accessory dwelling units in the city but it was decided that would be too onerous.

Item #6

Public Comment: None

Item #7

**Executive Session with the Downtown Development Authority – Real Estate**

Commissioner Laratte moved to enter executive session. Mayor Pro Tem Fisher seconded. All ayes.

Item #8

**Executive Session -- Litigation**

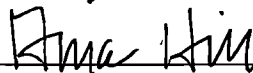
Commissioner Laratte moved to exit executive session. Commissioner Merriam seconded. All ayes.

Item #9

Adjournment

Mayor Pro Tem Fisher moved to adjourn. Commissioner Shortell seconded. All ayes.

APPROVED MAY 10<sup>TH</sup>, 2022



Gina Hill, City Clerk