



**MINUTES
WATAUGA CITY COUNCIL
WORKSHOP MEETING
CITY HALL COUNCIL CHAMBER,
7105 WHITLEY ROAD,
MONDAY, SEPTEMBER 9, 2024
5:30 PM**

CALL TO ORDER

Mayor Arthur Miner called the meeting to order at 5:30 p.m.

ROLL CALL

The meeting convened with the following members present:

Arthur L. Miner
Malissa Minucci

Pat Shelbourne
Cris Blackburn
Lovie Downey
Andrew Neal
Mark Taylor
Jan Hill

and

Sandra Gibson
Linda Proskey
David Berman
Timothy Hamilton
Lana Ewell
Randy Richards
Brian Teneyck

Danielle Bannick
Deby Woodard
Kimberly Rupkalvis

Mayor
Mayor Pro Tem/Council Member Place 5
(Absent w/notice)
Council Member Place 1
Council Member Place 2
Council Member Place 3 (Absent w/notice)
Council Member Place 4
Council Member Place 6
Council Member Place 7

Interim City Manager/Finance Director
City Secretary
City Attorney
Director of Parks and Community Services
Library Director
Assistant Public Works Director
Assistant Director of Parks and Community
Services
Environmental Services Sgt.
Assistant Finance Director
Financial Svcs Analyst II

ANNOUNCEMENTS

There were no announcements made.

PRESENTATIONS

1. Presentation on Short Term Rentals & Single-Family Rentals

Randy Richards, Assistant Public Works Director, presented the item. He stated that the city has approximately 1,600 single-family rentals. Before renting out a property, the property owner or manager must register it with the city and undergo an inspection covering 57 specific items to ensure the rental meets a minimum standard in compliance with current building codes.

He then explained what constitutes a short-term or vacation rental, describing it as the renting out of a furnished home, apartment, or condominium for a brief stay. Typically, the property owner rents it out on a weekly basis, though some vacation rentals offer nightly or monthly rates. Challenges associated with these rentals include location, the number of occupants, noise, partying, parking, safety, hotel tax collection, and neighborhood complaints. He noted that these rentals are popular in Texas due to minimal state-level regulation, allowing cities to set their own laws and regulations. He also discussed strategies for permitting and shared examples of what other cities are doing, such as enforcing existing laws around public intoxication, trespassing, noise, and parking. Mr. Richards then reviewed a proposed ordinance.

Mayor Miner mentioned that the Texas Municipal League is forming a subcommittee to go to Austin to address the legislature and request that decisions on short-term rentals be left to individual cities.

Councilmember Taylor expressed his concerns regarding short-term rentals. He also inquired about what types of audits are in place to identify rental properties and whether TAD has a system to notify cities when a property is sold with a registered owner whose address differs from the property address. He wants better oversight of homes used as rentals that may still be claiming a homestead exemption and assurance that landlords are maintaining their properties.

Mr. Richards stated that they received a list of properties with homestead exemptions from TAD and compared it with the city's list of registered rental properties, identifying ten properties still claiming a homestead exemption. Additionally, if they receive a complaint about an unregistered rental or notice an advertisement for one, they send an inspector to make contact with the property owner.

ADJOURNMENT

Mayor Miner adjourned the meeting at 6:06 p.m.

Approved: this 9 day of December, 2024

Signed: this 10 day of December, 2024

ATTEST:
Linda Proskey /s/
Linda Proskey, City Secretary

APPROVED:

Arthur L. Miner /s/
Mayor

