

AGENDA
RHEA COUNTY COMMISSION WORKSHOP
CONFERENCE ROOM, PHIL SWAFFORD BUILDING
TUESDAY, MAY 9TH, 2023, 6:00 P.M.

1. Prayer
2. Pledge To Flag
3. GovOS and Debbie Byrd to address the Commission concerning short term rentals. -Debbie Byrd
4. Discuss Old Washington Boat Ramp parking. -Leo Stephens
5. Discuss Courthouse Request For Use form. -Jim Vincent
6. Public comments
7. County Official comments
8. County Executive comments
9. Commissioner comments
10. Adjourn

Commission Meeting
Tuesday, April 18, 2023, 6:00 P.M.

FW: VRBO

Debbie Byrd <Debbie.Byrd@cot.tn.gov>

Tue 5/2/2023 10:48 AM

To: Rhea Mayor <rheamayor@rheacounty.org>

1 attachments (933 KB)

STR Solution Information.pdf;

From: Debbie Byrd

Sent: Tuesday, May 2, 2023 10:45 AM

To: 'emmalyf@hotmail.com' <emmalyf@hotmail.com>

Subject: FW: VRBO

From: Debbie Byrd

Sent: Tuesday, May 2, 2023 10:44 AM

To: jstep@charter.net

Subject: FW: VRBO

Good morning,

Please look at this email and consider GovOS. As you know VRBOs are growing in our county, and they are very hard to locate. If you go on a VRBO web site, you have to rent to get the address of the rental. This company locates and provides us all the necessary information which will benefit two offices (mine and Linda's). By letting Linda know she would make sure they purchase a business license and pay hotel/motel tax and I would change their classification from residential to commercial. This would bring in additional revenue for Rhea County. Linda and I both would need a full-time person to do this job however GovOS searches over 30 sites twice a week and would provide us all the information and we would not have to hire another employee. Noah Wilson with GovOS will be at the commission workshop on May 9th for any question you may have.

From: Noah Wilson <noah.wilson@govos.com>

Sent: Tuesday, May 2, 2023 10:02 AM

To: Debbie Byrd <Debbie.Byrd@cot.tn.gov>

Subject: Solution Information

Debbie,

Please see below information and video attached.

<https://govos.wistia.com/medias/rzo60gdrng> - video

We are a cloud-based software with the highest level of cyber security certification there is. (Soc-2 Certified)

We scrape 30 different advertisement sites twice per week to make sure we are providing the most up to date information on local short term rental listings in your jurisdiction.

We use your GIS Data as well as your parcel information that you all will provide us with.

We use reverse geocoding, photo AI recognition, and have a property review team of 200+ people that lay eyes on every individual listing which allows us to claim a 99% match rate.

From there we send out notification letters to the property owners and give them the steps they need to take to get within compliance, such as getting a business license, and paying their hotel motel taxes.

This information will help Debbie in assessing the property owners at the commercial rate opposed to the residential.

We can help hold all of the property owners accountable for the taxes they owe and being registered annually for a business license.

We expect revenue on the hotel motel tax side to be north of 200k and revenue from the property tax side to be 60k plus.

We also fully expect to get these properties within 90% compliant within the first year.

Please see below on how we got that information.

The cost is \$25,253.00 and the ROI is \$275,576.92.

VARIABLES		Assumed Compliance Rate	90.00%
Estimated # of Rentals	116	Revenue Generated	\$216,746.93
Registration/Licensing Fee	\$0.00		
Average Daily Rate	\$237.00		
Occupancy Rate (if unknown use 60%)	60%	Break-even Compliance Rate	10.49%
Local Tax Rate	4.00%		
Potential Registration Revenue	\$0.00		
Potential Tax Revenue	\$240,829.92		
Total Potential Revenue	\$240,829.92		
Solution Cost	\$25,253.00		
	\$215,576.92	1st year ROI	

Best,

Noah Wilson

Regional Account Executive

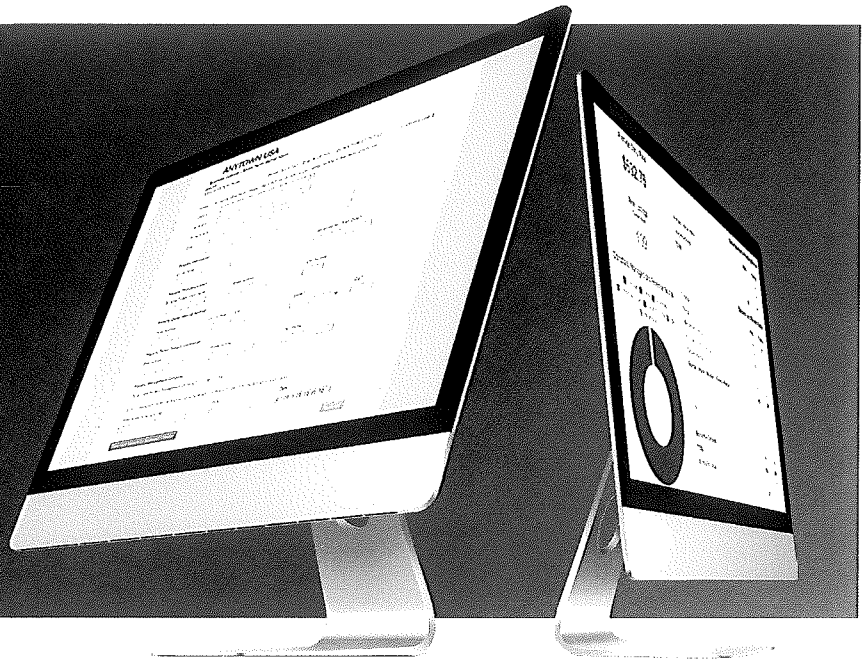


214.406.5013
Noah.Wilson@govos.com
www.GovOS.com



Short-Term Rental Solution

Dynamic software solutions for
short-term rental compliance,
licensing and tax collection



The GovOS Short-Term Rental Solution is a **comprehensive** software suite backed by **industry experts** and **enhanced support**. With a multitude of use cases focusing on community and economic impact of short-term rentals, the GovOS Short-Term Rental Solution offers compliance, registration/permitting, tax collection and a 24/7 complaint hotline.

Benefits



Increased Revenue

Collect revenue that was previously unregulated. All through a paperless, automated system.



Community Preservation

Enable your community to have regulations in place regarding short-term rentals.



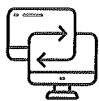
Enhanced Safety

Real-time notifications to all property owners allow adjustments in procedures to happen immediately.

[illegible]



Key Components



Identification

Our proprietary identification system is enhanced by an expert property team ensuring every property has human eye verification. As soon as a new listing site appears, we control how and when that site gets monitored for listings. Our program goes behind the scenes to identify the longitude and latitude of each listing and reverse geocodes the address.



Compliance

Expert review teams and automation crosscheck every listing with local government to ensure they meet all requirements of compliance. The Short-Term Rental Solution compliance database includes all discovered ad, property data, owner and property manager contact information.



Tax Filing

Seamless paperless tax collection ensures there's no delay in payment. With state-vetted tax collection security and the highest level of support in the industry, collecting payments from your property owners has never been easier.



Registration

Online property owner/manager task portal allows new and renewal licensing of all short-term rentals with streamlined business user workflows.



Hotline

Our hotline helps community members have a voice in short-term rental accountability. With a 24/7 bilingual, live-operated complaint hotline, communities benefit from increased reporting capabilities and accountability for short-term rental operators.

More Than 100 Local Governments Rely On the GovOS Short-Term Rental Solution



Newport Beach, CA



Vail, Co



Bay County, FL



Dallas, TX



Washington, D.C.



Historic Rhea County Courthouse

Request for Use

DATE OF APPLICATION _____

NAME OF INDIVIDUAL MAKING REQUEST _____

INDIVIDUAL'S ADDRESS _____

INDIVIDUAL'S PHONE # _____

INDIVIDUAL'S E-MAIL _____

GROUP REPRESENTING _____

FACILITIES NEEDED:

2nd Floor Courtroom ☐

Museum ☐

1st Floor Lobby ☐

Grounds ☐

1st Floor Conference ☐

3rd Floor Conference ☐

PURPOSE OF USE _____

DATE(S) OF EVENT _____ TIME OF EVENT _____

APPROXIMATE NUMBER TO ATTEND _____

PAYMENT REQUIRED: RENTAL FEE _____

During the above specified period, I (we) accept the personal liability of all members and guests in and on the grounds of the Rhea County Courthouse. I certify that I have read, understand, and agree to abide by all rules and/or constraints set forth in this contract.

SIGNED (Must be signed by an individual or group representative assuming responsibility for contractual agreement)

X _____ DATE _____

Address _____ Phone _____

Rules Regarding Use of Venue Space or Grounds at the Historic Rhea County Courthouse

1. Where the situation warrants, special individual or group contracts will be prepared in lieu of the standard contract used.
2. Rhea County Government reserves the right to visit/inspect the venue spaces and/or grounds during any scheduled rental period.
3. Rhea County Government will not be responsible for items left following an event or activity.
4. The Historic Rhea County Courthouse does not have a kitchen, but food and drinks are allowed to be served in the building.
5. Requests to serve any form of alcohol at the Historic Rhea County Courthouse will be reviewed by the County Attorney to ensure legal requirements are met.
6. Individuals and/or groups renting the venue space and/or grounds agree that no changes will be made to existing facilities. Damages resulting from use of facilities, regardless of circumstances, will be the responsibility of the individual and/or group using said facility.
7. Youth must be supervised by adults at all times.
8. Individuals and/or groups must comply with terms listed under "FEE SCHEDULE" section of this document. Also, they must agree to pay any unexpected cost (i.e., those resulting from facility damage, returned checks, cleaning charges, etc.) which results from facility use.
9. Individuals and/or groups must complete the "Historic Rhea County Courthouse Cleaning Checklist" immediately following the event and must meet the satisfaction of the renting agency.
10. If venue space is not cleaned properly, there will be a fee of \$150 will be charged to the individual and/or group that used the space.
11. Any violation of this contract shall prohibit any further use of this facility.

Historic Rhea County Courthouse Policy

- The facilities are available to all eligible persons regardless of age, race, color, national origin, sex, disability, religion, or veteran status. If any questions arise concerning eligibility of use for a specific activity or group, they will be referred to the County Executive for resolution.
- Non-profit organizations may request use of the venue space and/or grounds. Typically, a fee will not be required but will be evaluated on a case-by-case basis. However, donations are appreciated as there are expenses associated with the use of water, electricity, and natural gas at the building. This also applies to groups and/or individuals wishing to hold benefits for medical expenses or personal losses.

Initials: _____

Procedure for Renting Venue Space or Grounds at the Historic Rhea County Courthouse

1. Individuals and/or those representing groups which wish to use the venue space and/or grounds should contact Jacob Ellis, 1475 Market St., Dayton, TN, 423-762-2890, ellisj@rheacounty.org, for information, requirements, etc.
2. A standard or special contract must be completed before a reservation is entered on the Historic Rhea County Courthouse calendar.
3. Rent may be paid at any time prior to a scheduled event or activity. It **MUST** be paid (if not before) when an individual or group representative picks up keys for building access. Rent checks should be made payable to **Rhea County Trustee**.
4. If user desires, an inspection of the facility and/or grounds will be made by a county employee prior to time facility is used.
5. Buildings and grounds must be cleaned immediately after event or activity and keys returned to Rhea County Government.
6. Once keys have been returned, an inspection will be made to determine proper clean up and no damage to the facilities.

Fee Schedule

Venue Space	Fee (single day)	Fee (multiple days)	Remarks
2 nd Floor Courtroom	\$100	\$150	Includes 1 st & 2 nd floor restrooms
1 st Floor Lobby	\$50	\$100	Includes 1 st floor restrooms
1 st Floor Conference	\$50	\$100	Includes 1 st floor restrooms
3 rd Floor Conference	\$50	\$100	Includes 1 st floor restrooms
Museum	\$75	\$100	Includes 1 st floor restrooms
Grounds	\$250	\$300	Does not have access to the building
Grounds, Lobby, Museum, 2 nd Floor Courtroom	\$300	\$500	Includes 1 st & 2 nd floor restrooms, trash pickup, and custodial supplies

Initials: _____

Insurance

Groups charging admission and/or selling food or beverages of any kind:

Coverage	Limit	
Gen. Liability	Per Occurrence \$1,000,000	Products/Comp
	Operation \$1,000,000	
	Aggregate \$1,000,000	
	Fire Legal \$1,000,000	
Premises Medical Payment	\$5,000	Workers comp, if applicable Statutory

Hold Harmless

Indemnification and Hold Harmless: User shall indemnify and hold harmless Rhea County from:

- a) Any claims, damages, cost, and attorney fees for injuries or damages arising in part or in whole, from the negligent or intentional acts or omissions of User, its officers, employees and/or agents, including its sub or independent contractors, in connection with the performance of the contract, and,
- b) Any claims, damages, penalties, cost and attorney fees arising from any failure of User, its officers, employees, and/or agents including its sub or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws.
- c) User shall pay Rhea County any expenses incurred as a result of User's failure to fulfill any obligations in a timely manner under this Contract.

Initials: _____

Historic Rhea County Courthouse Cleaning Checklist

1st and 3rd Floor Conference Room

- Put room back as it was found.
- Wipe down tables if necessary.
- Remove trash.
- Turn off lights.

1st Floor Lobby

- Put room back as it was found.
- Wipe down folding tables if used.
- Fold tables for storage and lean them against a wall.
- Sweep floors if necessary.
- Remove trash.
- Turn off lights.

Museum

- Wipe down display cases if necessary.
- Sweep floors if necessary.
- Shut any open doors.
- Turn off lights.
- Remove trash.

2nd Floor Courtroom

- Put room back as it was found.
- Wipe down tables/podiums if used.
- Remove trash.
- Put folding chairs back if used.
- Turn off sound system.
- Turn off lights.
- Close doors

Initials: _____

Grounds

- Make sure all trash is picked up.
- Empty trash cans.
- Clean off stage area if used.
- Put stage seating back on the stage.
- Close all used outlet cover boxes.

Restrooms

- Flush the toilets.
- Clean toilets and sinks if needed.
- Sweep floors if needed.
- Turn off lights.
- Remove trash.
- Replace toilet paper and paper towels if needed.

Initials: _____