

# City of Davenport Workshop Minutes of April 5, 2021

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Minutes of the Commission Workshop of the City of Davenport, Florida, held Monday, April 5, 2021 at 6:00 p.m. in the Commission Room after having been properly advertised with the following members present: Mayor H.B. Robinson and Commission Members Vice-Mayor Brynn Summerlin, Commissioner Bobby Lynch, Commissioner Tom Fellows and Commissioner Jeremy Clark. Also present: City Manager Kelly Callihan and City Attorney Tom Cloud.

Mayor Robinson declared a quorum present and opened the meeting.

## **BUSINESS**

### **1. PRESENTATION BY THE DAVENPORT HISTORICAL SOCIETY AND USE OF THE PETER RUST CIVIC CENTER**

Both Billie Sedore of 113 W. Maple Street and Freida Priest of 105 E. Maple Street provided a PowerPoint presentation outlining the Davenport Historical Society's proposed partnership with the City to establish the Peter Rust Civic Center as their permanent headquarters. They outlined their impact to many of the City's existing events and their long standing success. Pointing out that these events had initially been established by the Historical Society. They included a layout of the Center outlining how the Center would be spaced out with their many activity stations. They noted their proposed hours of operation and staffing.

Administration would include:

- Staffing by DHS volunteers.
- Website, email and social media would be managed by them.
- Telephone connection through the City's phone system
- Access to Internet connection
- Utilities covered by the City
- Insurance coverage through the City with DHS responsible for a rider to the City for interior items and events not sponsored by the City.

They presented the many letters of support from the community and business leaders; and the different committed program partners. They announced that they would do fund raising to refurbish the floors, paint the facility, clean the ceilings, update the A/C, and put up sound proofing.

In closing, they detailed the benefits to Davenport and why it would be the perfect home for the Davenport Historical Society.

At this time the Mayor turned the floor over to the City Commission for any comments.

Commissioner Fellows pointed out that this was the most thorough and well thought out presentation that had come before them in a long time, if not ever.

Commissioner Clark commended them for the presentation; and felt that this was something that was definitely needed and something they should pursue.

The Vice-Mayor agreed that this was a worthwhile endeavor and pointed out that he was not against it, but as wards of the City they needed to ask questions on how much it was going to cost the City. What would be the loss of revenue to the City? He wanted to see a budget. He further cited concerns with maintenance of the building and what the City was going to be responsible for. What revenues would be generated by them to do what they had presented? Who would be responsible for the volunteer staff and what happened if the volunteer staff didn't show

up to open. Furthermore, he would also like an agreement tied to this venture. Basically he wanted to make sure that they had all their bases covered.

Parks & Recreation Superintendent Danny McClain provided an annual accounting of expenses and revenue on the facility. He also noted that they currently had a monthly agreement with Studio C. who would be displaced.

Commissioner Fellows questioned if any of the programs currently using the Community Center be transferred to the new Center. Danny responded that they would take the rentals, but the Dance Studio could not be moved to the new Center because of the flooring and damage to it.

The Vice-Mayor asked Billie when they would like to take possession of the building, if the Commission decided to go ahead with this. She responded that she didn't think they could go in until the new Community Center was completed.

The City Manager pointed out that if they were looking at allowing this then they needed to know in order to stop the rentals on the facility.

Commissioner Fellows reminded them that when they had displaced the Historical Society at city hall, they had been in agreement and in support that when they were fortunate to build a new community center that they would allow them to use the Peter Rust Civic Center and he felt that they should honor this commitment. It was beneficial to the city that they had the Historical Society to promote the City and would like for them to move forward and have the City Manager get with the City Attorney and work out an agreement with them.

Commissioner Lynch echoed Commissioner Fellows' comments and he too felt that they should be in the building.

Commissioner Clark questioned the upgrades they had presented and would this be something that the City Manager would approve before anything was done. The City Manager answered that this would have to be placed in the Agreement.

The City Attorney shared that there were a lot of nuances to an agreement like this. This was something that had to be thought out and there might be some other things that they weren't thinking about right now. He suggested that they take a look at the Agreement with Orange County.

The Mayor voiced that he was in favor of the concept but was concerned with the responsibilities and getting someone to volunteer. However, his dream was to put a library in there.

The City Manager advised that he would sit down with them to come up with something.

**Note: PowerPoint on File**

**2. DISCUSSION OF REVISIONS TO CHAPTER 10 – LICENSE AND BUSINESS REGULATIONS – ARTICLE II – OCCUPATIONAL LICENSES, ARTICLE III – SOLICITORS AND ARTICLE V – SEXUALLY ORIENTATED BUSINESSES**

Code Enforcement Officer Steven Hunnicutt explained that the City has been charging the same fees since 1972. Since the Building Department has taken over the issuance of the licenses, a

research of other cities was done. After reviewing the fees from other local cities, Davenport's fees would be more in line with them.

Steven provided that one of the big changes was to Solicitor Permits which had changed from \$5 to \$30. In addition, only language changes were being made and/or added to this Section. Steven also noted the removal of Article V Sexually Orientated Businesses.

There would be no financial impact to the City as a result of amending these rates, but there would be an increase of revenue to the City of about \$2,000 annually. Staff was recommending a consensus to move forward with an Ordinance for adoption.

The Mayor noted that he had reviewed the document very thoroughly and had not seen anything that was not fair.

Commissioner Fellows voiced his concern over the difference between convenience stores and mom and pop businesses. Steven answered that the reason for this was that the convenience stores were at a different classification and almost at the level of the new fees. The others were currently only being charged \$20 had to be increased to bring them up to where they should be.

Steven advised that they wouldn't be able to amend or change their fees for two more years and after that they could only go up 5%, but this would be at the discretion of the Commission.

Commissioner Fellows questioned where this put them in comparison to other cities and why had the insurance company fees stayed the same. Steven responded that they were comparable to other cities of the same size. Insurance Companies had stayed the same because State Statute dictated insurance companies.

Vice-Mayor Summerlin stated that when he had first started reading this he had been concerned. However when he had looked at the spread sheet with the current revenue stream vs the proposed revenue stream, the increase was very nominal. There were a few that had gone up substantially and they would probably get phones, but it was just the cost of doing business.

There being no other discussion, it was the consensus to go ahead and have an ordinance drafted.

There being no further business, a motion to adjourn was made by Commissioner Lynch and seconded by Vice-Mayor Summerlin.

Meeting adjourned at 6:51 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.

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Raquel Castillo, City Clerk