



City of Cedar Key  
Special Commission Meeting Agenda  
809 6<sup>th</sup> Street  
February 26, 2026

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Cedar Key Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceeding, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. People with disabilities requiring accommodation to participate in the meeting should contact the City Clerk at (352) 543- 5132 at least 48 hours in advance to request accommodation.

○ Call to Order

- Invocation
- Pledge of Allegiance
- Roll Call:

Jolie Davis, Commissioner Seat 1

Jim Wortham, Commissioner Seat 3

Mel Beckham, Commissioner Seat 5

Nancy Sera, Commissioner Seat 2

Jeff Webb, Commissioner Seat 4

○ **ACTION ITEM:** Approval of Meeting Agenda, as presented

○ **ACTION ITEM:** Consent Agenda:

- Minutes: 02-17-2026 Commission Meeting

○ Public Comment

○ **ACTION ITEM:** Counteroffer for the Old City Hall Building of \$400,000.00

○ Meeting Adjourned \_\_\_\_\_ pm

**City of Cedar Key  
Commission Meeting  
Agenda Item**

**Submitted By:** Brooke Smith

**Meeting Date:** 02/26/2026

**Subject:** Commission Meeting Minutes 02-17-2026

**Discussion:** Approval of the commission meeting minutes from 02-17-2026

**Fiscal Impact:** N/A

**Attachments:** Commission Meeting Minutes 02-17-2026, Form B Memorandum of Voting Conflict for County, Municipal and (2) Other Local Public Officers – Commissioner Mel Beckham

**Possible Commission Action:** Approval by Commission with Mayor's Signature

City of Cedar Key  
Commission Meeting Minutes  
February 17, 2025  
5:00 p.m.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision of the Cedar Key Commission concerning any matter considered at this meeting, such interested person will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodation to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodation.

### Commission Meeting

1.) Call to Order at 5:00 p.m.

- Invocation
- Pledge of Allegiance

2.) Roll Call: ALL PRESENT

Jolie Davis, Commissioner Seat 1  
Nancy Sera, Commissioner Seat 2  
Jim Wortham, Commissioner Seat 3  
Jeff Webb, Commissioner Seat 4  
Mel Beckham, Commissioner Seat 5

3.) ACTION ITEM: Approval of the meeting agenda as presented for 02-17-2026

Motioned to Approve: Commissioner Wortham

Second: Commissioner Beckham

All Vote (Motion Carried/Unanimously): Passes Unanimously

Discussion: None

4.) ACTION ITEM: Approval of the meeting minutes as presented for 01-06-2026

Motioned to Approve: Commissioner Sera

Second: Commissioner Davis

All Vote (Motion Carried/Unanimously): Passes Unanimously

Discussion: None

5.) ACTION ITEM: Tree City USA Official Proclamation

Motioned to Approve: Commissioner Davis

Second: Commissioner Sera

All Vote (Motion Carried/Unanimously): Passes Unanimously

Discussion: None

Proclamation read aloud by Mayor Webb.

- 6.) ACTION ITEM: Dogs in the Park Fee Waiver Request  
Motioned to Approve: Commissioner Davis  
Second: Commissioner Beckham  
All Vote (Motion Carried/Unanimously): Passes Unanimously  
Discussion: Commissioner Davis thought that a motion was not needed per application language for non-profit organizations. In the by-laws, it does require a motion as references by Commissioner Beckham. Mayor Webb will review alignment to move forward. Motion passed unanimously.
- 7.) DISCUSSION ITEM: EDA Disaster Supplemental Grant Program  
Discussion: Commission approved via discussion to move forward to draft an application to submit and bring for approval at the March meeting.
- 8.) ACTION ITEM: Charging Station, 200-amp Service  
Motioned to Approve: Commissioner Wortham with a monetary cap of \$6,000.00.  
Second: Commissioner Beckham  
All Vote (Motion Carried/Unanimously): Passes Unanimously  
Discussion: The station will be located behind city hall in a neutral color. It is unknown how many will use the station. ARPA funds have been budgeted to support this implementation. A fee schedule can be created for future revenue.
- 9.) ACTION ITEM: Holiday Time for Police Officers  
Motioned to Approve: Commissioner Sera  
Second: Commissioner Davis  
All Vote (Motion Carried/Unanimously): Passed Unanimously  
Discussion: There was discussion on the language presented.
- 10.) ACTION ITEM: Ordinance 563, Second Reading  
Motioned to Approve: Commissioner Davis  
Second: Commissioner Sera  
All Vote (Motion Carried/Unanimously): Passes Unanimously  
Discussion: None
- 11.) ACTION ITEM: Oath of the City Clerk  
No Motion. Attorney Norm Fugate swore in Brooke Smith, City Clerk.
- 12.) ACTION ITEM: Seacoast Bank Signature Authorization for the City Clerk

Motioned to Approve: Mayor Webb

Second: Commissioner Sera

All Vote (Motion Carried/Unanimously): Passes Unanimously

Discussion: All checks need two signatures for internal regulation. Commissioner Beckham reminded the commission about a discussion relating to probationary periods and granting authority.

13.) ACTION ITEM: Request to Annex 12171 SW 165 Terrace

Motioned to Approve: Commissioner Wortham

Second: Commissioner Davis

All Vote (Motion Carried/Unanimously): Passes Unanimously

Discussion: Attorney clarified the motion is to progress to the first reading of the annexation process.

Commissioner Discussion:

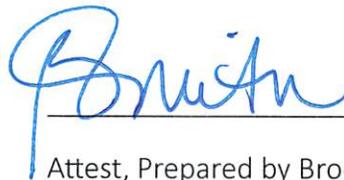
14.) Status of Old City Hall: Formal Offer to Purchase Presented

The offer presented is \$350,000.00 with an asking price of \$595, 000.00.

Commissioner Beckham recused himself. Discussion surrounded the time on market, the asking price, and consideration of the need for a community center and/or repair. Commissioner Davis made a motion to counter the offer with \$475,000.00 with the customary default of two-day response. Mayor Webb seconded the motion. Passes unanimously.

Adjourned at 6:51 p.m.

\_\_\_\_\_  
Mayor Webb, Commissioner

  
\_\_\_\_\_  
Attest, Prepared by Brooke Smith, City Clerk



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Walter M Beckham II, hereby disclose that on February 17, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The approval of Petition for Voluntary Annexation into the City of Cedar Key for the property located at 12171 SW 165th Terrace, Cedar Key, FL 32625. I am in the process of personally purchasing the aforementioned property.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 19, 2026  
Date Filed

Walter M Beckham II  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



## APPOINTED OFFICERS (continued)

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## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Walter M Beckham II, hereby disclose that on February 17, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, Vanessa Edmunds \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The consideration for accepting, rejecting or submitting a counter-offer on the sale of mixed-use property known as the old City Hall. My sister owns the listing brokerage that will gain in the form of a sales commission from the sale's transaction.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 19, 2026

Date Filed

  
Signature

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**City of Cedar Key  
Commission Meeting  
Agenda Item**

**Submitted By:** Brooke Smith

**Meeting Date:** 02/26/2026

**Subject:** Email from Vanessa Edmunds, Realtor

**Discussion:** Approve, Counter, or Deny the Counteroffer for the Old City Hall

**Fiscal Impact:** \$400,000.00

**Attachments:** Email Correspondence with Buyers Additional Questions

**Possible Commission Action:** Approve, Counter, or Deny the Counteroffer for the Old City Hall

**Fw: Old City Hall Building**

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**From** Brooke Smith <cityclerk@cedarkeyfl.us>

**Date** Tue 2/24/2026 9:33 AM

**To** Jolie Davis <jdavis@cedarkeyfl.us>; Mel Beckham <mbeckham@cedarkeyfl.us>; Nancy Sera <nsera@cedarkeyfl.us>; Jim Wortham <jwortham@cedarkeyfl.us>; Norm Fugate <norm@normdfugatepa.com>; Kayle Kukla <kayle@normdfugatepa.com>

The counteroffer is \$400,000.00 with questions below.

I will work on getting the meeting noticed and agenda/packet ready today. The special meeting will be this Thursday at 10 am.

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**From:** Jeff Webb <jwebb@cedarkeyfl.us>

**Sent:** Tuesday, February 24, 2026 9:22 AM

**To:** Brooke Smith <cityclerk@cedarkeyfl.us>

**Subject:** Fw: Old City Hall Building

Here is the counter offer.

Thanks,  
Jeff

Jeffrey G. Webb  
Mayor  
City of Cedar Key

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**From:** ckvanessa@icloud.com <ckvanessa@icloud.com>

**Sent:** Monday, February 23, 2026 4:33 PM

**To:** Jeff Webb <jwebb@cedarkeyfl.us>

**Cc:** Norm Fugate <norm@normdfugatepa.com>

**Subject:** Old City Hall Building

Good afternoon,

Correspondence with the potential buyer included lots of questions—a few of them I could not confidently answer:

—Was the insurance claim submitted as a Flood Insurance claim?

—Has the building been remediated following storm water damage?

—Was remediation completed by a professional crew—Serve Pro or similar?

—What were the most recent insurance premium amounts for any coverage you have?

Also, a response regarding the potential proposed use of the building was that the front section may be a mini-market or store, and the back section may be two small long-term rental apartments.

Thanks for any help you can give.

Sincerely,

Vanessa

Vanessa Edmunds, Broker

*Cedar Key Realty, Inc.*

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Cedar Key, Florida 32625

**vanessaedmunds@bellsouth.net**

(352) 210-1155 cell

(352) 543-9899 office

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