



City of Cedar Key  
Commission Meeting Agenda  
809 6<sup>th</sup> Street  
February 17, 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.

o Call to Order

- Invocation
- Pledge of Allegiance
- Roll Call:

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

o ACTION ITEM: Approval of the Meeting Agenda as presented

o ACTION ITEM: Consent Agenda:

- Minutes: 01-06-2026 Special Commission Meeting

o Public Comment:

o ACTION ITEM: Tree City USA Official Proclamation

o ACTION ITEM: Dogs in Park Fee Waiver Request

o Cedar Key Water & Sewer District: General Managers Report

o Non-Government Organizations

- Lion's Club:
- Cedar Key Woman's Club:
- Chamber of Commerce:
- Cedar Key Aquaculture Assoc.:
- Nature Coast Biological Station/NCBS:
- Cedar Key Arts Center:
- Cedar Key Non-Profit Organizations:
- Cedar Key School and Clubs: Nicole Gill, DECA Event and Sponsorship

o Important Dates:

- February 7, 2026 - Market in the Park (Trial)
- February 9, 2026 - Historic Preservation Review Meeting (11:00 am)
- February 17, 2026 - Commission Meeting (5:00 pm)
- February 21, 2026 - Market in the Park (Trial)
- February 21, 2026 - CKAA Winter Festival (10:00 am – 4:00 pm)
- February 21, 2026 - CKS DECA Fundraising Event
- February 26, 2026 - Dogs in the Park (1:00-3:00 pm)
- February 26, 2026 - Fire/Quint Truck Reveal (4:00 pm)
- February 28, 2026 - Arbor Day/Tree Give Away



City of Cedar Key  
Commission Meeting Agenda  
809 6<sup>th</sup> Street  
January 20, 2026

- Clerk's Office and Administration
  - **DISCUSSION ITEM:** U.S. Economic Development Administration (EDA) Disaster Supplemental Grant Program
- Public Works:
  - **ACTION ITEM:** Charging Station, 200 amp Service
- Fire Department/Emergency Management:
- Police Department:
  - **ACTION ITEM:** Holiday Time for Police Officers
- Attorney Items:
  - **ACTION ITEM: SECOND READING OF ORDINANCE 563 AMENDING THE CURRENT ORDINANCE REGULATING BUSINESSES ENGAGING IN PASSENGER TRANSPORT FOR HIRE VEHICLES OR RENTAL VEHICLES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**
  - **ACTION ITEM:** Oath of the City Clerk
- ACTION ITEMS:
  - **ACTION ITEM:** Seacoast Bank Signature Authorization for the City Clerk
  - **ACTION ITEM:** Request to Annex 12171 SW 165 Terrace
- Discussion: Commissioner Focus Areas:
  - Environmental and Shoreline Restoration/Protection - Commissioner Wortham
  - City Processes and Process Improvement - Commissioner Davis
  - Financial and Economic Development – Commissioner Beckham
  - Public Relations and Community Engagement – Commissioner Sera
- Discussion: Commissioners Concerns/Information:
  - Status of Old City Hall

Meeting Adjourned \_\_\_\_ PM

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

**Submitted By:** Heather Lang

**Meeting Date:** 02/17/2026

**Subject:** Approval of Special Commission Meeting Minutes from 01-06-2026

**Discussion:** Need to approve the meeting minutes from 01-06-2026.

**Fiscal Impact:**

**Attachments:** Meeting Minutes 01-06-26

**Possible Commission Action:** Approval of minutes

City of Cedar Key  
Special Commission Meeting Minutes  
January 6, 2025  
11:00 a.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 accommodations to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodations.

Special Commission Meeting

1.) Call to Order at 11:00 a.m.

- Invocation
- Pledge of Allegiance

2.) Roll Call:

*Jolie Davis, Commissioner Seat 1 – appeared by ZOOM*

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, with the modification to move the Action Item: "Reimbursement of Alternatives – Resilient Florida Hydrological Restoration Grant" to the first item.

- ❖ **Mayor Webb Motioned to Approve the Meeting Agenda with the Change that the Action Item: Reimbursement of Alternatives, Resilient Florida Hydrological Restoration Grant, be Moved to the First Agenda Item. Seconded by Commissioner Wortham. Motion Carried Unanimously.**

4.) **ACTION ITEM:** Reimbursement Alternatives, Resilient Florida Hydrological Restoration Grant (See Attachment) Commission needs to select either the Advance Payment option or the Direct

Payment to be elected when accepting the DEP Resilient Florida Grant. Commissioner Wortham provided an overview of the Action Item.

- ❖ **Commissioner Wortham Motioned to Elect a Direct Payment from the DEP Resilient Florida Grant, which Allows the Contractor to Invoice the City and be Reimbursed by DEP. Seconded by Mayor Webb and Commissioner Davis. Motion Carried Unanimously.**

5.) **ACTION ITEM:** City Clerk Position- 90 Day Review of current City Clerk and Decisions (if required).

- Laura Roberts provided an overview of her employment
- Commissioner Davis - review
- Commissioner Beckham - review
- Commissioner Sera - review
- Mayor Webb – review
- Public comments: Jeri Treat, Susan Rosenthal, Jeri Treat
- Laura Roberts said: “I’m gone, right after this meeting, I am leaving, I am not giving you notice”.

6.) **ACTION ITEM:** Planning and Development Administrator Position - Offer Status Update and Decisions (if required). Commissioners discuss offering a higher salary for the position.

- ❖ **Commissioner Beckham Motions to Offer \$57,000.00 for the Planning and Development Administrator Position. Seconded by Commissioner Sera. Motion Carries Unanimously.**

- Commissioners discussed the Clerk position but took no action.

Adjourned at 12:24 p.m.

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Mayor Webb/Commissioner

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Attest, Prepared by Heather Lang

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

**Submitted By:** Tree City USA and the Arbor Day Foundation

**Meeting Date:** 02/17/2026

**Subject:** Tree City USA Official Proclamation

**Discussion:** Need to proclaim February 28, 2026, as Arbor Day.

**Fiscal Impact:**

**Attachments:** Official Proclamation

**Possible Commission Action:** Mayor to proclaim and sign.



**TREE CITY USA®**

An Arbor Day Foundation Program

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★★★ OFFICIAL PROCLAMATION ★★★

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**WHEREAS** in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

**WHEREAS** this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

**WHEREAS** Arbor Day is now observed throughout the nation and the world, *and*

**WHEREAS** trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

**WHEREAS** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

**WHEREAS** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

**WHEREAS** trees — wherever they are planted — are a source of joy and spiritual renewal.

**NOW, THEREFORE**, I, Jeff Webb, Mayor of the City of Cedar Key, Florida, do hereby proclaim February 28, 2026 as **ARBOR DAY**

In the City of Cedar Key, Florida, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

**FURTHER**, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**DATED THIS** 17th day of February, 2026

Mayor \_\_\_\_\_



**Arbor Day Foundation**

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

**Submitted By:** MARCI WILCOX

**Meeting Date:** 2/17/26

**Subject:** Parks fees for  
Dogs in Park

**Discussion:** Waiving fees request

**Attachments:** will email

**Possible Commission Action:** Approval of Waiver

TO: CITY OF CEDAR KEY

January 17, 2026 5 p.m.

FROM: CEDAR KEY WOMAN'S CLUB (CKWC); MARCI WILCOX, PRESIDENT

RE: WAIVER OF PARK FEES FOR DOGS IN THE PARK 2/26/26

Thank you for considering our request to waive fees for the use of the Park for the Dogs in the Park event on 2/26/26.

The reasons we ask are as follows:

Since 1960, CKWC has proudly served Cedar Key as a non-profit as evidenced by:

\$4000 to City of Cedar Key Summer Youth Program Aptil 2025

\$6000 to woman-owned businesses after Hurricane Helene

\$2000 Scholarships each year to School

Other funds to CK School as requested by CK School

Food service at Coastal Cleanup

Supporting veterans through 12 years of \$2000 per year donation to Fisher House (members make a valuable quilt which is raffled each year with proceeds going to Fisher House the prior 12 years.)

Supporting Food Pantry – approximately 200 boxes of cake mixes and frosting given Nov. 2025

Production of Cedar Key Calendar for many years, with proceeds going back into the community projects.

Baskets at Christmas to City worker and first responders.

## CKWSD General Manager's Report 02.09.26

**Precautionary Boil Water Advisory:** Due to a January 29th water main break on Sturgis Circle, we issued a Precautionary Boil Water Advisory to the residents of Watson Circle, Anna Street, Sandra Street, Sturgis Circle, Merle Avenue, Sherrill Street, Hodgson Avenue, Margery Street, and Jernigan Avenue. We rescinded the BWA on February 2<sup>nd</sup> after our water samples tested bacteria free at our lab in Ocala.

In addition, during this period we had an intense cold/freeze spell and were losing water pressure and storage volume in our water tower. We spent Sunday, February 1<sup>st</sup> in an all-hands-on-deck mode, driving every street on the island looking for water leaks and then doubling and tripling back. It dawned on me during our search that maybe we should reread our water meters to see if we could narrow the source of leaks. We were able to identify over 20 large leaks. We turned water service off at those locations and if able, alert the customer. We may well have not caught everything due to our need to run our treatment plant processes each day, but we were able to refill our water tower and maintain capacity and pressure. Great work by our team!

**Florida Commerce CDBG-DR Grant Agreements:** Florida Commerce sent me draft agreements for Evan to look at. Evan issued his suggested edits and I have returned the drafts to Commerce for approval. I have not heard back. I also submitted an Environmental Review for Activity/Project Exemption requests (one for each grant). These exemption requests are the first step in executing CDBG-DR grant agreements with Florida Commerce.

**Florida Commerce CDBG-DR Grant Procurements:** Once we have received the final agreements, we will then need to quickly begin the process of Procuring an Engineer and a Grants Administrator. As we talked about previously, the engineering procurement will be a Request for Qualifications (RFQ) and the Grants Administrator procurement will be a Request for Proposal (RFP).

**FDEP LPA0260 Lift Station Rehabilitation Grant Phase II Bid Approval:** I have attached the Bid Tabulation sheets for the Phase II construction bid. The engineer's estimate for this phase was \$2,947,000.00 At the bid opening January 29, 2026, we received 3 sealed bids from the following companies:

C&B Civil Construction	\$5,650,367.00
Alternate Bid	\$3,589,700.00
Commercial Industrial Corp	\$3,704,374.00
Alternate Bid	\$3,494,070.19
US Water	\$2,904,644.00
Alternate Bid	\$2,804,178.00

C&B Civil Construction was the General Contractor for Phase I. I am not familiar with Commercial Industrial but they gave a competent bid. US Water is a national corporation specializing in the sewer infrastructure work. Their references speak well of the work performed by US Water. The lowest bid submitted is still above the amount remaining in our \$5,000,000.00 DEP Grant. I have again confirmed with Commerce, we are approved to submit pay requests to Commerce once the DEP Grant is depleted. I am recommending we accept the bid from US Water for Phase II.

We also requested an alternate bid in order to determine whether the required use of US domestic steel would increase the project cost 20%. I does not, so the project metal infrastructure will be domestic steel.

**FDEP LPA0260 Lift Station Rehabilitation Grant Phase II Amendment 2:** Baskerville-Donovan Inc. has submitted a Task Order amendment for Engineering Services during Construction (ESDC) services for Lift Station Rehabilitation Project Phase II. As requested by us, this task order will ensure we have inspection services a minimum of 40 hours per week. In addition to adding inspection hours, I am pleased to note this task order reflects ESDC costs to be 8% of construction vs the 13% of construction for Phase I. I recommend the Board approve and execute Amendment 2.

**Nextower Communications Colocation Agreement:** We continue to swap contracts with Nextower as we work through the agreement. I hope to have something final in the near future.

**Hurricane Helene Property Insurance Settlement:** Gabe and I met with Jorge Lezana of McLaren; insurance adjuster for the Florida Insurance Alliance (Egis Insurance), twice recently to settle our Hurricane Helene claims. Based on updated figures from those meetings, McLaren is recommending the total claim loss to be \$569,759.78. Using deductibles and policy limits, the loss claim is set at \$423,628.89. We received a prior payment from Egis in the amount of \$297,308.54 (Signal Restoration mitigation and reconstruction), leaving a final settlement offer of \$126,320.35. Gabe and I spent multiple hours on this and I believe the settlement offer reflects the losses we have identified. The documents are hard to read, but if you click on the highlighted blue bars, you should be able to see more detail.

**American Pipe and Tank Sludge Hauling Contract Renewal:** Our sludge removal contract with American Pipe and Tank expired in December. The terms are the same as the previous contract. I recommend we renew this contract.

**Baskerville-Donovan Inc. Continuing Engineering Contract Renewal:** Our continuing engineering contract with BDI has expired. I recommend we renew this contract.

**Financial Reports:** We are officially a third of the way through Fiscal Year 26, which obviously means we should be tracking at 33% of budget. Water and sewer revenue at 32.8%, remains on target. On a year-to-year comparison, water and sewer revenue has improved from a December deficit of 11% vs last fiscal year, to an 8% deficit for January.

Total payroll is at 36.4% of budget and 6% less than this month last year. Retirement is above budget due to September 2025 being included in FY26 and a reassessment of \$500. I will work with Robert Beauchamp to move the September payment to last fiscal year.

Traditional revenue (non-grant) is at 45.4% of budget. I believe this to be due to our receiving three Ad Valorem payments already this fiscal year. I expect revenue to realign as we work through the fiscal year. Traditional expenses are at 21.7% of budget.

**Bill Adjustment Requests:** As this time, we have two Bill Adjustment Requests. Both requests meet our adjustment criteria.

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

**Submitted By:** Brooke Smith

**Meeting Date:** 02/17/2026

**Subject:** U.S. Economic Development Administration-Disaster  
Supplemental Grant

**Discussion:** Possible Grant Applications in March

**Fiscal Impact:**

**Attachments:** Background Information and Notice of Funding

**Possible Commission Action:**

## Background

The EDA Fiscal Year (FY) 2025 Disaster Supplemental Grant Program makes approximately \$1.45 billion available to support economic recovery activities in areas that received major disaster declarations because of hurricanes, wildfires, severe storms and flooding, tornadoes, and other natural disasters occurring in calendar years 2023 and 2024. President Trump and Secretary Lutnick are committed to unleashing the potential of the American economy, affording all Americans the opportunity to pursue their version of the American dream. EDA's FY 2025 Disaster Supplemental Notice of Funding Opportunity (NOFO) aims to support communities recovering from major disasters and set them on a path to exceed pre-disaster conditions and transform their local economies in new and vibrant ways.

## What Is EDA's FY25 Disaster Supplemental Grant Program?

The EDA FY 2025 Disaster Supplemental NOFO is available on [grants.gov](https://grants.gov) and [eda.gov](https://eda.gov). EDA funding can support both construction and non-construction projects.

EDA's Disaster NOFO provides funding through three funding pathways:

- **Readiness Path** – Capacity building and strategic planning projects that set the stage for future investment.
- **Implementation Path** – Standalone construction and non-construction projects that help communities recover from natural disasters and advance recovery and growth.
- **Industry Transformation Path** – Coalition-led, multi-project portfolios that transform regional economies through targeted industry development.

## Notice of Funding Opportunity

Applications for Readiness and Implementation grants will be accepted on an ongoing (rolling) basis. Applications for Industry Transformation grants are due **March 3, 2026 at 5:00 pm Eastern Time**. EDA anticipates strong demand for this program and encourages applicants to submit proposals as soon as they are viable and ready, and to work with their local Economic Development Representatives (EDR) to prepare a competitive proposal.

Eligible applicants district organizations of an [Economic Development District \(EDD\)](#), Indian tribes, state and local governments, institutions of higher education, public or private nonprofits working with local governments, economic development organizations, and public-private partnerships for public infrastructure. Individuals and for-profit entities are **not** eligible for funding under this NOFO. Typically, EDA will fund up to 80% of project costs (up to 100% for Tribal and severely distressed applicants).

## **Cedar Key Economic Resilience & Shovel-Ready Recovery Strategy Initiative**

### **EDA FY2025 Disaster Supplemental — Readiness Pathway (\$750,000)**

The City of Cedar Key is pursuing an EDA FY2025 Disaster Supplemental **Readiness** grant to develop a comprehensive **Economic Resilience Strategy** that strengthens the island's long-term economic health and advances a pipeline of **shovel-ready recovery projects** for future implementation funding.

Cedar Key is a storm-vulnerable rural coastal community whose economy depends on tourism, aquaculture, and a functioning working waterfront. Recent federally declared disasters—including **Hurricane Idalia (2023)**, **Tropical Storm Debby (2024)**, and **Hurricane Helene (2024)**—have caused repeated disruption to local businesses, damaged critical infrastructure, and highlighted the need for coordinated resilience investment.

This Readiness initiative would position Cedar Key to transition from recurring disaster response toward an actionable, implementation-oriented recovery and economic development pipeline.

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### **Project Purpose**

The proposed Economic Resilience Strategy Initiative will:

- Strengthen Cedar Key's long-term economic stability and diversification
- Identify and prioritize catalytic recovery and resilience investments
- Advance feasibility and pre-development work to make projects shovel-ready
- Improve competitiveness for future EDA Implementation and complementary federal/state funding

The City will focus on building a coordinated roadmap that supports both near-term recovery and long-term economic viability.

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### **Disaster and Economic Context**

Cedar Key's downtown and waterfront economy face unique challenges:

- High exposure to hurricanes, storm surge, and repetitive flooding
- Dependence on seasonal tourism and small independent businesses
- Vulnerability of aquaculture and marine livelihoods to storm disruption
- Limited redundancy in infrastructure and relocation capacity

Recent storm impacts have resulted in prolonged business downtime, deferred reinvestment, and increased economic fragility within the historic commercial corridor.

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## **Priority Implementation Pipeline (Projects to be Advanced)**

The Readiness effort will develop shovel-ready packages for Cedar Key's top recovery priorities:

- 1. Marine Economy and Tourism-Supportive Facilities**
- 2. Harbor Modernization and Resilient Dock Installation**
- 3. Downtown Flood Mitigation and Redevelopment Infrastructure**

These investments are central to job retention, economic continuity, and long-term resilience.

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## **Scope of Work (EDA Readiness Activities)**

The City will undertake a structured planning and project-development process, including:

- Economic and disaster impact assessment across key sectors
- Stakeholder engagement with businesses, aquaculture operators, and regional partners
- Identification and prioritization of 5–10 catalytic recovery projects
- Feasibility and pre-development work for top projects (concept design, cost estimating, permitting pathways)
- Long-term diversification strategy supporting tourism, aquaculture, and remote work opportunities
- A 3–5 year implementation and investment roadmap aligned with EDA, FEMA, and state resilience funding

This work will ensure Cedar Key is positioned for rapid transition into Implementation funding.

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## **Expected Outcomes**

EDA Readiness investment will enable Cedar Key to:

- Advance **5–10 shovel-ready recovery projects**
- Strengthen tourism, aquaculture, and working waterfront industries
- Reduce prolonged post-storm economic downtime
- Improve downtown redevelopment confidence and private reinvestment
- Increase competitiveness for future EDA Implementation awards
- Establish a coordinated long-term resilience investment strategy

## **Budget and Funding Request**

The City anticipates requesting **\$750,000** under the EDA Readiness pathway to support:

- Economic strategy development and planning
- Feasibility and pre-development engineering
- Stakeholder engagement and project packaging
- Final implementation roadmap and grant-ready deliverables

Match will be provided consistent with EDA requirements, with consideration of Cedar Key's rural and disadvantaged community status.

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## **Next Step**

The City seeks feedback from EDA coordinators on eligibility, competitiveness, and best positioning of this Economic Resilience Strategy Initiative under the FY2025 Disaster Supplemental **Readiness** pathway, as a precursor to future Implementation investments in Cedar Key's harbor, downtown, and marine economy.

## **Cedar Key HARBOR Center – Economic Continuity & Resilience Hub**

### **Potential EDA Disaster Supplemental Implementation Opportunity (\$2–\$4M)**

The City of Cedar Key is exploring a potential EDA Disaster Supplemental Implementation project to elevate, harden, and adaptively reuse a historic commercial structure within the downtown waterfront corridor (Dock Street or 2nd Street) as a flood-resilient economic continuity facility: the Cedar Key HARBOR Center.

**HARBOR Center** stands for:

**Historic  
Adaptive  
Resilient  
Business  
Operations & Relocation Center**

This project would not be framed as historic preservation alone, but rather as **critical economic recovery infrastructure** designed to reduce business downtime, retain jobs, and strengthen long-term resilience in Cedar Key's storm-impacted commercial core.

### **Project Concept**

The proposed facility would involve:

- Elevating the structure above Base Flood Elevation
- Preserving the historic facade and community character
- Hardening utilities and mechanical systems
- Designing flexible, multi-use interior space to support small business activity year-round

### **Year-Round Economic Function**

Under normal conditions, the HARBOR Center would operate as a productive economic development asset, supporting:

- Co-working space to attract and retain remote workers and entrepreneurs
- Pop-up retail and flexible commercial space for local small businesses
- Shared commercial kitchen for food startups and displaced restaurateurs
- Small business incubation, training, and technical assistance programming

This approach supports Cedar Key's key economic sectors, including tourism, aquaculture, and emerging remote-work opportunities.

## Post-Disaster Economic Continuity Role

Following major storm events, the HARBOR Center would serve as a temporary **business relocation and recovery hub**, allowing displaced businesses to reopen quickly, maintain payroll continuity, and reduce prolonged economic disruption.

This continuity function addresses one of Cedar Key's most significant post-disaster challenges: limited space for interim operations during rebuilding, which can lead to permanent business loss.

## EDA Alignment and Regional Value

From an EDA perspective, the HARBOR Center would be positioned as:

- Economic continuity infrastructure for a disaster-impacted rural coastal community
- Small business resilience and recovery investment
- Workforce attraction and retention strategy
- Repetitive flood-loss mitigation and downtown stabilization measure
- A replicable model for coastal communities adapting historic commercial corridors for long-term viability

The project would serve as a visible anchor investment that encourages adjacent private reinvestment and strengthens confidence in Cedar Key's downtown recovery.

## Partnership and Operations Model

The City would lead on capital improvements and facility ownership, while the Cedar Key Chamber of Commerce could serve as a programming and activation partner responsible for:

- Managing co-working memberships
- Coordinating pop-up retail scheduling
- Overseeing shared kitchen access
- Operating business incubation and resilience workshops
- Supporting post-storm relocation coordination and business communications

This structure ensures the facility remains economically productive year-round while delivering measurable small business and workforce outcomes.

## Potential Funding Scale

The City anticipates this concept could anchor a **\$2–\$4 million** resilience-focused EDA Implementation proposal, aligned with documented disaster impacts from Hurricanes Idalia (2023), Debby (2024), and Helene (2024).

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

**Submitted By:** Jamie McCain

**Meeting Date:** 2/17/2026

**Subject:** 200-amp electric service for EV charging station

**Discussion:** The EV charging station will require a new 200-amp service. City Hall's electrical service will not supply what is needed for the EV charging station.

**Fiscal Impact:** 5-7K. We saved money by removing the kiosk portion of the EV charging station and could potentially use that money to cover the installation costs.

**Attachments:** None

**Possible Commission Action:** Need approval to move forward with a licensed electrician to install the new 200-amp service. Public Works will work with the electrician to alleviate additional cost.

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

**Submitted By: Chief Edwin Jenkins**

**Meeting Date: February 17, 2026**

**Subject: Holiday Pay and Comp Time change for Police Officers**

**Discussion:**

Under the current City Policy, Full-time Police Officers that are NOT scheduled to work on a holiday would be paid 12 hours of Holiday Pay, and Full-time Police Officers that ARE scheduled to work receives 8 hours of Comp Time, to be used within 3 weeks after the holiday and No additional pay.

Under the Newly proposed City Policy, Full-time Police Officers that ARE scheduled to work on a holiday shall be paid for the hours worked, in addition to Base Holiday Pay. All regular Full-time Police Officers that are NOT scheduled to work on a holiday, shall receive 8 hours of compensatory time, to be scheduled and used within 90 days of the holiday.

**Fiscal Impact: None to the City of Cedar Key.**

**Attachments: 2 Pages**

**Possible Commission Action:**

- Approval of Change for Holiday Pay and Comp Time for Police Officers

## 305 Holidays<sup>1</sup>

The City of Cedar Key recognizes the following holidays:

- New Year's Day
- Martin Luther King Day
- Memorial Day
- Independence Day
- Labor Day
- Veteran's Day
- Thanksgiving Day
- The Friday after Thanksgiving
- Christmas Eve
- Christmas Day

The City Commission, at its discretion, may grant any other day as a holiday, and shall provide whether such additional holiday shall be paid time off or not. When a holiday falls on Saturday the preceding Friday will be observed. When a holiday falls on Sunday the following Monday will be observed.

All regular full-time employees will receive eight (8) hours off, (for non-police officers), and twelve (12) hours off (for police officers), with pay, for the holidays listed above, ("Base Holiday Pay"). Employees who are paid on an hourly basis and who work on a holiday shall be compensated at their regular rate of pay for the actual time worked on a holiday, in addition to the Base Holiday Pay. Salaried employees who work on a holiday shall not receive any additional pay above the Base Holiday Pay. When a holiday occurs during an approved leave period the employee shall not have that day charged against accrued leave.

**Police Officers: Regular full-time Police Officers who are scheduled to work on a holiday shall be paid for the hours worked. No additional pay will be paid. All regular full-time Police Officers shall receive 8 hours of compensatory paid time off, to be scheduled and used within 3 weeks of the holiday.**

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<sup>1</sup> Section 305 amended by Resolution 401 adopted August 15, 2017.

## 305 Holidays<sup>1</sup>

The City of Cedar Key recognizes the following holidays:

- New Year's Day
- Martin Luther King Day
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Police Officers: Regular full-time Police Officers who are scheduled to work on a holiday shall be paid for the hours worked, in addition to Base Holiday Pay. All regular full-time Police Officers that are not scheduled to work on a holiday, shall receive 8 hours of compensatory time, to be scheduled and used within 90 days of the holiday.

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<sup>1</sup> Section 305 amended on February 17, 2026.

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

**Submitted By:** Attorney

**Meeting Date:** 02/17/2026

**Subject:** Ordinance 563

**Discussion:** 2<sup>nd</sup> Reading

**Fiscal Impact:**

**Attachments:** Public Notice and Ordinance 563

**Possible Commission Action:** Approve

## **ORDINANCE 563**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF  
CEDAR KEY, FLORIDA; AMENDING THE CURRENT ORDINANCE  
REGULATING BUSINESSES ENGAGING IN PASSENGER TRANSPORT  
FOR HIRE VEHICLES OR RENTAL VEHICLES; PROVIDING FOR  
CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING  
AN EFFECTIVE DATE.**

8           **WHEREAS**, the City Commission finds it is necessary to amend its existing ordinance  
9 regulating passenger transport vehicles-for-hire and rental vehicles:

10           **NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
11           **CITY OF CEDAR KEY, FLORIDA:**

12           **SECTION 1.** Section 2-6.02.04 of The Laws of Cedar Key, Florida is hereby amended  
13    as follows, with deleted language shown as ~~strikethrough~~, and added language shown as  
14    underlined:

15 2-6.02.04. - Liability Insurance Coverage Required.

16 A. No permit shall be issued or renewed by the City unless there is in force a  
17 Commercial General Liability Insurance policy with minimum amount of  
18 \$300,000.00 \$10,000.00 per occurrence, combined single limit, for bodily injury,  
19 personal injury, and property damage. ~~Such Liability Insurance policy shall~~  
20 ~~specifically include the City as an additional insured and require each policy to be~~  
21 ~~endorsed to state that coverage shall not be canceled by the applicant or carrier except~~  
22 ~~after 30 days written notice sent via certified mail, return receipt requested, to the~~  
23 ~~City. It is the applicant's responsibility to ensure notice to the City in accordance with~~  
24 ~~the above requirement is met.~~

25 B. The applicant will provide the City with a certificate or certificates of insurance  
26 showing the existence of coverage as required ~~and will, upon written request by the~~  
27 ~~City, provide certified copies of all policies of insurance.~~ New insurance certificates  
28 and, ~~when requested in writing, certified copies of policies shall be provided to the~~  
29 City whenever any policy is renewed, revised, or obtained from other insurance  
30 carriers.

31           **SECTION 2.** It is the intention of the City Commission that the provisions of this  
32 ordinance shall become and be made a part of the Laws of Cedar Key, Florida, and that the  
33 Sections and Paragraphs of this Ordinance may be re-numbered or re-lettered in order to  
34 accomplish such intention. The correction of typographical errors which do not affect the intent  
35 of the ordinance may be authorized by the City Attorney or designee without public hearing by  
36 filing a corrected or recodified copy of the same with the City Clerk.

37        **SECTION 3.** All ordinances, or parts of ordinances, in conflict herewith are to the  
38 extent of such conflict hereby repealed.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

**42 SECTION 5.** This Ordinance shall take effect immediately.

43 This ordinance passed on first reading on 12-16-2025.

44 This ordinance passed on second reading on \_\_\_\_\_.

45 ATTEST: **CITY OF CEDAR KEY, FLORIDA,**

**46** \_\_\_\_\_  
**47** **Brooke Smith, City Clerk .**

**CITY OF CEDAR KEY, FLORIDA,**

49 **LEGAL REVIEW:**

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**52 Norm D. Fugate, City Attorney**

## **NOTICE OF PUBLIC HEARING**

### **CITY OF CEDAR KEY, FLORIDA**

NOTICE IS HEREBY GIVEN that the City Commission of the City of Cedar Key, Florida, will hold a public hearing for the second reading of the following ordinance:

#### **ORDINANCE NO. 563**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, AMENDING THE CURRENT ORDINANCE REGULATING BUSINESSES ENGAGING IN PASSENGER TRANSPORT FOR HIRE VEHICLES OR RENTAL VEHICLES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The ordinance was approved on first reading at a duly noticed public meeting and will be considered for final adoption at the following City Board meeting:

**Date:** Tuesday, February 17, 2026

**Time:** 5:00 p.m.

**Location:** City Hall, 809 6th Street, Cedar Key, Florida

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed ordinance are available for public inspection at City Hall during normal business hours.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need a record of the proceedings and may need to ensure that a verbatim record is made.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this meeting should contact the City Clerk's Office at (352) 543-5132 at least 48 hours prior to the meeting.

**Brooke Beck-Smith**

City Clerk

City of Cedar Key, Florida

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

**Submitted By:** Attorney

**Meeting Date:** 02/17/2026

**Subject:** Oath of the Clerk

**Discussion:** Swear in the City Clerk

**Fiscal Impact:**

**Attachments:** Oath of the City Clerk

**Possible Commission Action:**

## OATH OF OFFICE

CITY CLERK

CITY OF CEDAR KEY, FLORIDA

I, Brooke Smith, do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and the Constitution of the State of Florida; that I am duly qualified to hold office under the Constitution of the State of Florida; and that I will well and faithfully perform the duties of the office of **City Clerk** of the **City of Cedar Key, Florida**, on which I am now about to enter, in accordance with the laws of the State of Florida and the ordinances, charter, and policies of the City of Cedar Key.

So help me God.

*(or: Under penalties of perjury, I declare that I have read the foregoing oath and that the facts stated in it are true.)*

---

Signature: Brooke Smith

Printed Name: Brooke Smith

Title: City Clerk, City of Cedar Key

Date: 02/17/2026

---

## ATTESTATION

Sworn to (or affirmed) and subscribed before me this 17 day of February 2026, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Signature of Officer Administering Oath: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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

**Submitted By:** Brooke Smith

**Meeting Date:** 02/17/2026

**Subject:** Seacoast Bank Signature Authorization Form

**Discussion:** Need to approve signature authorities to the City Clerk with Seacoast Bank

**Fiscal Impact:**

**Attachments:**

**Possible Commission Action:** Commission approves signature rights to the City Clerk.

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

**Submitted By:** Vanessa Edmunds for  
Henry and Maureen Mraz

**Meeting Date:** February 17, 2026

**Subject:** Request to annex into City of Cedar Key

**Discussion:**

**Fiscal Impact:** \*POSITIVE\*

**Attachments:** Property Appraiser Information  
Petition for Annexation

**Possible Commission Action:**

Approve to proceed with annexation  
procedure for

12171 SW 165th Terrace

# Levy County, FL

## Homestead Application

[Homestead Application](#)

### Summary

ParcelID	0895000400
Location	12171 SW 165 TER
Address(es)	CEDAR KEY
Neighborhood	2006 (2006)
Legal Description*	30-15-13 CEDAR KEY SHORES NO 1 BLK F LOT 21 OR BOOK 1291 PAGE 649 <small>(Note: *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)</small>
LandUse	SINGLE FAMILY R (0100)
SubdivisionName	CEDAR KEY SHORES UNIT 1
Sec/Twp/Rng	30-15-13
Tax District	CEDAR KEY SPEC W&S (District CW)
Millage Rate	16.3695
Acreage	0.24
Homestead	No
Ag Classification	No

[View Map](#)

### Owner

Owner Name	Mraz Henry E 100%
	Mraz Maureen E 100%
Mailing Address	4640 ROBERT ST COCOA, FL 32927

### Trim Notice

[Trim Notice \(PDF\)](#)

### Estimate Taxes

[Estimate Taxes](#)

### Valuation

	2025 Final Value Summary
Building Value	\$309,227
Extra Features Value	\$4,866
Market Land Value	\$52,500
Ag Land Value	\$52,500
Just (Market) Value	\$366,593
Assessed Value	\$317,878
Exempt Value	\$0
Taxable Value	\$317,878
Save Our Homes Benefit	\$48,715
Previous Year Value	\$390,533

### Exemptions

[Homestead](#) [2nd Homestead](#) [Widow/er](#) [Disability](#) [Seniors](#) [Veterans](#) [Other](#)

## Building Information

Building	1
Actual Area	2776
Conditioned Area	2492
Actual Year Built	1965
Effective Year Built	1985
Use	Single Family CK
Exterior Wall	REAL BOARD & BATTEN
Roof Structure	GABLE OR HIP

Roof Cover	METAL
Heating Type	FORCED AIR DUCTED
Air Conditioning	CENTRAL
Baths	2

Description	Conditioned Area	Actual Area
BASE	2077	2077
SEMI FINISHED BASE	415	415
UNFINISHED OPEN PORCH	0	84
FINISHED OPEN PORCH	0	200
Total SqFt	2492	2776

## Extra Features

Code Description	BLD	Length	Width	Height	Units
FIREPLACE-A	1	0	0	0	1
DRIVEWAY PAVED	1	0	0	0	1942
PATIO-CONCRETE	1	20	12	0	240
BD FENCE 6FT SOLID	1	0	0	0	240

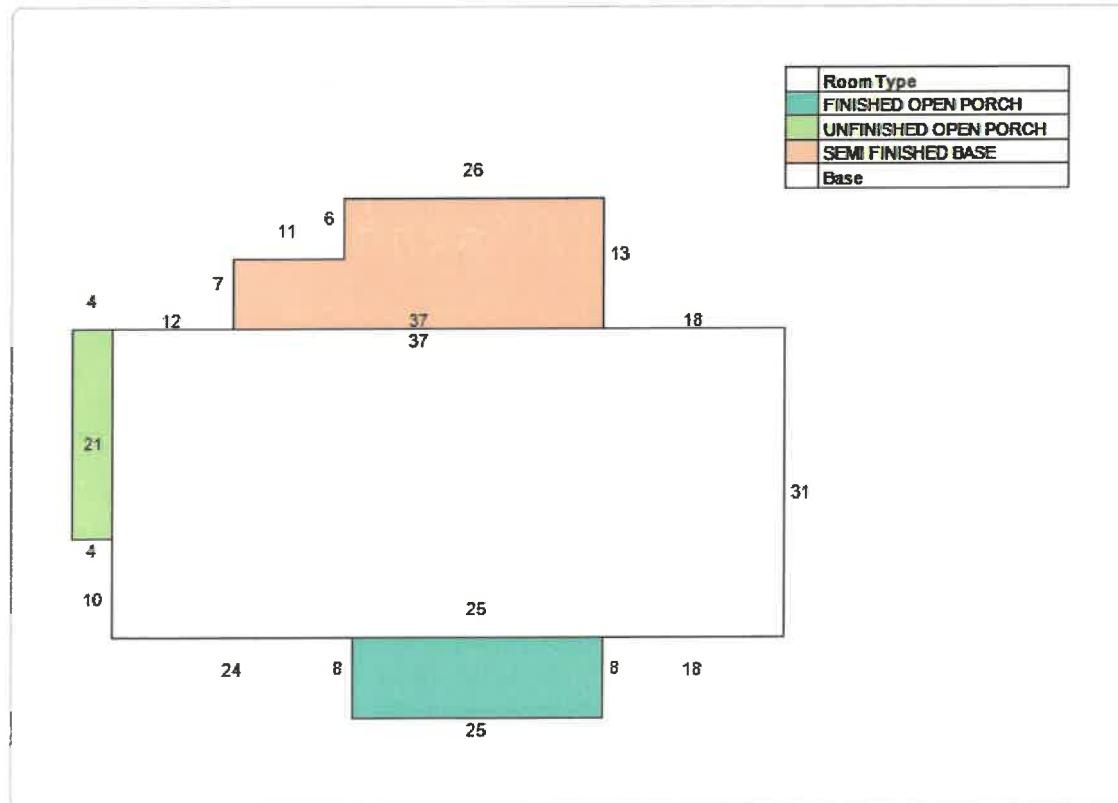
## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hse on Lot	0	0	1	LT	\$52,500

## Sales

		Instrument						
Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/26/2013	\$130,000.00	WD	1291	649	U	I	FANSLER JOAN	MRAZ HENRY E & MAUREEN E
6/17/1982	\$25,000.00	WD	194	125	U	I	BROWN ALLISON J & SYLVIA	FANSLER DONALD J & JOAN

## Building Sketch



## Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/9/2026, 7:32:34 PM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL



Levy County, FL



#### Overview



#### Legend

- Parcels
- Parcel Lines
- Construction
- Easement
- Lot
- Miscellaneous
- Parcel
- Private Road
- Road Right of Way
- Subdivision
- Water
- <all other values>
- Roads
- City Labels

Parcel ID	0895000400	Physical Address	12171 SW 165	Building Value	\$309,227	Last 2 Sales
Property Use	0100 - SINGLE FAMILY		TER	Extra Feature	\$4,866	Date
	R		CEDAR KEY	Value		4/26/2013
Taxing District	CEDAR KEY SPEC	Mailing Address	MRAZ HENRY E	Market Land Value	\$52,500	Price
	W&S		4640 ROBERT ST	Ag Land Value	\$52,500	Reason
Acres	0.24		COCOA FL 32927	Just Value	\$366,593	Qual
				Assessed Value	\$317,878	
				Taxable Value	\$317,878	

Date created: 2/10/2026  
Last Data Uploaded: 2/9/2026 7:32:34 PM

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Neighbor is within  
the city.

## **PETITION FOR VOLUNTARY ANNEXATION**

The undersigned, being the owner of certain real property which is located in Levy County, Florida, and which is not presently a portion of the City of Cedar Key, respectfully petition that the said lands hereinafter described be annexed to the City of Cedar Key, Levy County, Florida, and submit the following:

1. Said lands are contiguous to the present City Limits of the City of Cedar Key, Levy County, Florida.
2. Said lands are compatible with the lands presently located in the City of Cedar Key.
3. That the said lands sought to be annexed to the City of Cedar Key constitute a compact area, contiguous to the boundary lines of the City of Cedar Key and municipal services can be or have been extended to the said property without significant expenditures and costs. The cost of capital improvements to extend municipal services, if any, may be paid for by special assessments as provided by law.
4. The lands sought to be annexed to the City of Cedar Key are more particularly described as follows, to-wit:

**30-15-13 CEDAR KEY SHORES NO 1 BLK F LOT 21 OR  
BOOK 1291 PAGE 649**

5. The City will derive the benefit of the development of the said lands.
6. The City may, following the annexation, incorporate by ordinance, the annexed area into the comprehensive land use plan and land development code of the City.

7. Upon annexation, the said lands will become a part of the City and will be subject to all ordinances, codes, rules and regulations applicable to lands within the City, including the imposition of municipal taxation and assessments.

**WHEREFORE**, it is respectfully requested that the City Commission of the City of Cedar Key accept this Petition under the provisions of Section 171.044, Florida Statutes and initiate the necessary and proper procedures for the annexation of the area described above to become a part of the corporate limits of the City of Cedar Key, Levy County, Florida.

**RESPECTFULLY SUBMITTED**, this    day of February, 2026.

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Henry Mraz

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Maureen Mraz