

City of Cedar Key
Special Commission Meeting Agenda
809 6th 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

Nancy Sera, Commissioner Seat 2

Jim Wortham, Commissioner Seat 3

Jeff Webb, Commissioner Seat 4

Mel Beckham, Commissioner Seat 5

○ **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:

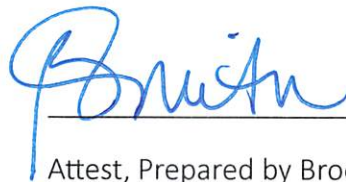
14.) Status of Old City Hall: Formal Offer to Purchase Presented

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

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Beckham II, Walter Melvin		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Cedar Key City Commission	
MAILING ADDRESS PO Box 88		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Cedar Key	COUNTY LEVY	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED February 17, 2026		NAME OF POLITICAL SUBDIVISION: City Commission Seat 5	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

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.

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- ☐ 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

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.

Get [Outlook for iOS](#)

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

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.

510-B 2nd Street

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Cedar Key, Florida 32625

vanessaedmunds@bellsouth.net

(352) 210-1155 cell

(352) 543-9899 office

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