



**CITY OF CEDAR KEY
COMMISSION MEETING AGENDA
October 20, 2026
5:00 PM
809 6th Street, Cedar Key, Florida**

Call to Order

Roll Call

- Heath Davis, Commissioner – Seat 1
- Nancy Sera, Commissioner – Seat 2
- Jim Wortham, Commissioner – Seat 3
- Dell Weible, Commissioner – Seat 4
- Mel Beckham, Commissioner – Seat 5

ACTION ITEM: Approval of the Meeting Agenda

ACTION ITEM: Consent Agenda for Minutes-Commission Meeting September 15, 2026

DISCUSSION ITEM: Presentation by Nextower Representative Regarding the Water Tower Lease Agreement

ACTION ITEM: Schedule CRA Meeting

Public Comment

Reports by Cedar Key Entities:

Cedar Key Water & Sewer District: General Managers Report

Lions Club

Cedar Key Women's Club

Chamber of Commerce

Cedar Key Aquaculture Association

Nature Coast Biological Station/NCBS

Cedar Key Arts Center

Cedar Key Non-Profit Organizations

Clerk's Office and Administration:

- **ACTION ITEM:** Approval of the Temporary Use of City Right-of-Way Use Form
- **ACTION ITEM:** Discussion and Possible Approval of the Cedar Key Marina Restoration and Management Legislative Appropriation Request

Public Works:

Fire Department/Emergency Management:

- RESOLUTION NO. 514 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, ADOPTING THE 2026 LEVY COUNTY LOCAL MITIGATION STRATEGY UPDATE; PROVIDING FOR SUBMITTAL OF THE ADOPTION RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Police Department:

Attorney Items:

- ORDINANCE NO. 568 – Second Reading of AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA, AMENDING THE CITY’S ELECTION PROVISIONS RELATING TO RUNOFF ELECTIONS; PROVIDING THAT RUNOFF ELECTIOS SHALL BE CONDUCTED SEVEN WEEKS AFTER THE REGULAR ELECTION; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.
- RESOLUTION 513 – A RESOLUTION OF THE CITY COMMISSION OF TH CITY OF CEDAR KEY, FLORIDA, AMENDING THE SOLID WASTE CONTRACT TO INCREASE TIPPING FEES

Commissioner Discussion Items, Focus Areas, and Concerns

Adjournment at _____ p.m.



CITY OF CEDAR KEY
COMMISSION MEETING MINUTES

September 15, 2026

5:01 PM (Following: First Budget Hearing)

809 6th Street, Cedar Key, Florida

Call to Order

Roll Call

- Heath Davis, Commissioner – Seat 1
- Nancy Sera, Commissioner – Seat 2
- Jim Wortham, Commissioner – Seat 3
- Dell Weible, Commissioner – Seat 4
- Mel Beckham, Commissioner – Seat 5

APPROVED ADDITION: Trip Lancaster and Dana Williams of Wate Pro to discuss tipping fee increase from the county.

ACTION ITEM: Approval of the Meeting Agenda Consensus

ACTION ITEM: Consent Agenda for Minutes-Commission Meeting August 20, 2026

Motion: Commissioner Davis. Second: Commissioner Sear. Vote: Unanimous

ACTION ITEM: Approval of Daniel Smith's Trailer Sales and Concrete Slab Request at Beach Lease

Motion: Commissioner Sera. Second: Commissioner Davis. Vote: 0-4 Not Passed.

Commissioner Weible recused.

ACTION ITEM: Approval of DECA's Proclamation for Cedar Key School DECA Club Consensus, Mayor signed

ACTION ITEM: Approval of a Business Directional Sign by Sue Sellars of Cedar Key Bakery-Withdrew

ACTION ITEM: Suicide Prevention Month Support Proclamation-Phil Prescott Consensus, Mayor and Clerk Signed

ACTION ITEM: Resolution 507 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, RECOGNIZING OCTOBER 14, 2026, AS NATIONAL E-WASTE DAY; ENCOURAGING RESPONSIBLE ELECTRONIC REUSE AND RECYCLING; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Sera. Second: Commissioner Davis. Vote: Unanimous.

Public Comment

Reports by Cedar Key Entities:

Cedar Key Water & Sewer District: General Managers Report

Lions Club

Cedar Key Women's Club

Chamber of Commerce

Cedar Key Aquaculture Association

Cedar Key Oystermen's Association: Update on Oyster ROCKS

Nature Coast Biological Station/NCBS

Cedar Key Arts Center

Cedar Key Non-Profit Organizations

Clerk's Office and Administration:

- **ACTION ITEM:** Approval of the Updated Building Permit Form to Correlate with the Updated Permit Fee Schedule to Meet New Legislation: CS/CS/HB 803 (2026), Building Permits and Inspections, enacted as Chapter 2026-63, Laws of Florida, effective July 1, 2026.
Motion: Commissioner Davis. Second: Commissioner Sear. Vote: Unanimous.
- **DISCUSSION ITEM:** Consideration of FMPTF 401 and 457 Retirement Plan Amendments for Full-Time Staff-Added to: DISCUSSION ITEM: Consideration of Departmental Job Descriptions and Evaluations for FY26-27 Implementation
- **DISCUSSION ITEM:** Consideration and Selection of Insurance Proposals-RFP No. 2026-GL-01
Motion: Commissioner Davis. Second: Commissioner Beckham. Vote: Unanimous.
- **DISCUSSION ITEM:** Consideration of Departmental Job Descriptions and Evaluations for FY26-27 Implementation
Motion amended to add a salary freeze pursuant to a department head meeting to evaluate each department collectively and bring back salary increases and retirement ask: Commissioner Davis. Second: Commissioner Sear. Vote: Unanimous.

Public Works:**Fire Department/Emergency Management:**

Police Department:

- **DISCUSSION ITEM:** Status of vacancy advertisements, current personnel rosters, and any operational changes

Attorney Items:

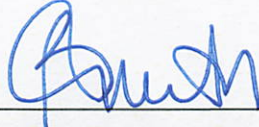
DISCUSSION ITEM: Grocery Store Incentive by Commissioner Weible

Commissioner Discussion Items, Focus Areas, and Concerns

Motion to have Cedar Key Realty list the Old City Hall: Commissioner Davis. Second: Commissioner Sear. Vote: 3-1 (Commissioner Weible – no). Commissioner Beckham recused.

Adjournment at 7:00 p.m.

James Wortham, Mayor

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	☒ CITY	☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED September 15, 2026		NAME OF POLITICAL SUBDIVISION Cedar Key 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 September 15, 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 D 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 commission had previously voted to sell a piece of real estate known as "old city hall". The commission was discussing and deciding which real estate broker to use in the sale of the property. Since my sister is one of the broker's that would be considered, I recused myself from the discussion and the vote.

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.

September 16, 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.

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

LAST NAME—FIRST NAME—MIDDLE NAME Weible, Dell	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Cedar Key
MAILING ADDRESS 809 6th Street	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY COUNTY Cedar Key Levy	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 09-15-2026	MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

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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.

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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:

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Dell Weible, hereby disclose that on September 15, 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, Daniel Smith;
- ☐ 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:

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.

09-15-2026

Date Filed



Signature

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CITY OF CEDAR KEY

COMMISSION AGENDA ITEM SUMMARY

Meeting Date	October 20, 2026
Agenda Item	Temporary Use of City Property or Right of Way Form
Prepared By	City Clerk's Office
Requested Action	Review and approval of the one-page use form

Background and Purpose

The proposed one-page form provides a consistent way to collect and document information for temporary use of City property or public right of way. It helps staff identify the responsible party, the intended use, the specific area involved, and the requested duration.

Form Contents

The form includes user or business information; responsible and emergency contacts; the property or right-of-way location; the purpose of use; items or materials to be stored or placed; the specific area authorized for use; and beginning and ending dates. A map, sketch, or photograph identifying the approved area may be attached when needed.

Fiscal Impact

No specific City expenditure is requested with approval of the form. The one-page form does not establish fees or security deposits.

Requested Commission Action

Review and approve the Temporary Use of City Property or Right of Way form for staff use, and provide direction on the review and approval process for individual requests.

Suggested Motion

Move to approve the one-page Temporary Use of City Property or Right of Way form and direct staff to use it to document temporary use requests and authorized areas, consistent with the Commission's direction.

Attachment

Right of Way Use Form 1 Pager.pdf (one page).

CITY OF CEDAR KEY
TEMPORARY USE OF CITY PROPERTY OR RIGHT OF WAY

USER INFORMATION

User or Business: _____

Responsible Contact: _____

Mailing Address: _____

City, State, ZIP: _____

Phone: _____ Email: _____

Emergency Contact and Phone: _____

PROPERTY AND AUTHORIZED USE

City property or right of way location:

Purpose of use:

Items or materials to be stored or placed:

Specific area authorized for use:

Beginning date: _____ Ending date: _____

Attach a map, sketch, or photograph identifying the approved area when needed.

CITY OF CEDAR KEY

COMMISSION AGENDA ITEM SUMMARY

Meeting Date	October 20, 2026
Agenda Item	Cedar Key Marina Restoration and Management Plan
Prepared By	City Clerk's Office
Requested Action	Review, discussion, and direction

Background and Purpose

The Cedar Key Marina supports commercial fishing, aquaculture, charter operators, recreational boating, tourism, and waterfront businesses. Storm damage, sediment accumulation, and aging floating docks have reduced reliable access and usable capacity. The attached plan documents the marina's history, restoration needs, financial outlook, and long-term maintenance approach.

Proposed Restoration

The preliminary strategy developed by Dr. Mark Clark (UF/IFAS) calls for removal of approximately 27,500 cubic yards of sediment to restore an average four-foot water depth at mean lower low water, together with floating dock reconstruction. This restores navigable depth but does not remove all accumulated muck. The plan also considers 24 additional slips, increasing capacity from 24 to 48.

Fiscal Impact and Planning Budget

Component	Estimated Cost
Sediment removal: 27,500 cubic yards at \$120 per cubic yard	\$3,300,000
Survey, engineering, mobilization and demobilization	\$80,000
Floating dock reconstruction	\$800,000
Total planning request	\$4,180,000

The total is a planning extrapolation from the July 2026 contractor rate, not a bid for the revised scope. An updated engineered estimate and applicable permitting review are needed before procurement.

Revenue and Long-Term Management

Revenue increased from \$125,235 in FY 2024–25 to \$191,133 in FY 2025–26; FY 2026–27 revenue is projected at \$204,900. At \$90 per slip monthly and full-year paid occupancy, 24 additional slips could generate \$25,920 annually, for illustrative combined gross revenue of \$230,820 before added operating costs or launch fees. The plan includes depth monitoring, permitted sediment removal, routine upkeep, and maintenance and storm reserves. Marina and park expenses share one account; receipts do not establish net profit.

Requested Commission Action

Review the attached plan and provide direction on advancing the restoration scope, obtaining an updated engineered cost estimate, and pursuing State, County, and other capital funding. Any contract award or City funding commitment would return to the Commission for consideration.

Attachment

Cedar Key Marina Complete Restoration and Management Plan.

Cedar Key Marina: History, Restoration and Financial Sustainability

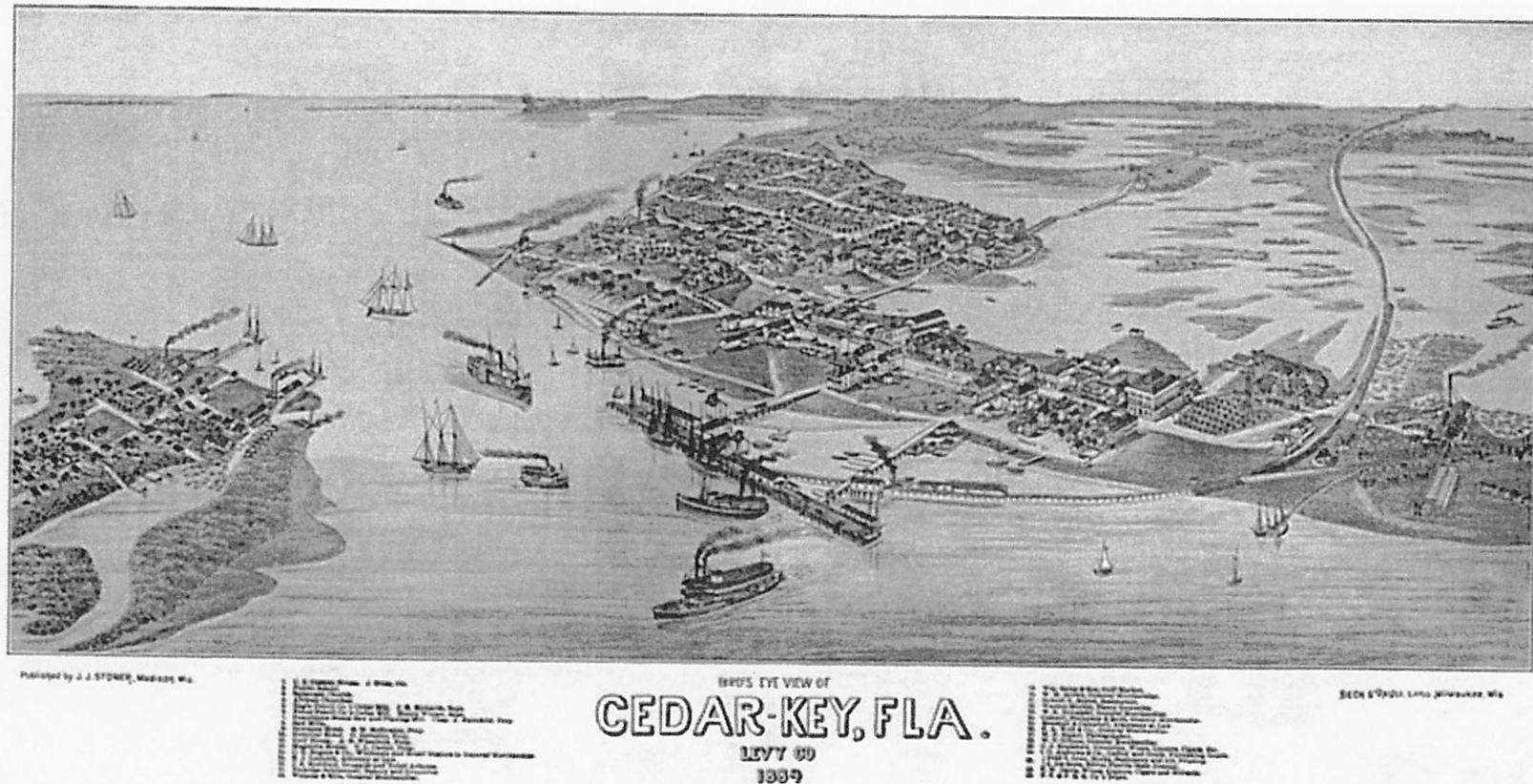
A photographic history and budget narrative for restoration of the public marina.

Historical overview. The photographs that follow are presented in chronological order and document the development of Cedar Key's public waterfront. Levy County constructed Dock Street. The State of Florida developed the public park. Levy County and the State of Florida then jointly constructed the marina and pier. Together, these projects created the waterfront access and marine facilities that serve Cedar Key today.

Continuing responsibility. Although the major facilities were originally built through County and State investment, the City of Cedar Key operates and maintains the marina and related City facilities. Levy County continues to maintain the public pier.

Purpose of this record. This document connects the marina's photographic history to its present condition, the restoration plan credited to Dr. Mark Clark (UF/IFAS), the 27,500-cubic-yard removal objective, documented marina revenue, and the City's plan to use future operating revenue for routine maintenance.

1 Historic Cedar Key Waterfront



Cedar Key's historic waterfront before the modern marina complex.

This earliest view establishes Cedar Key's historic working-waterfront setting before the modern public improvements.

2 Waterfront Before Marina Development



The waterfront during an early stage of public development.

This aerial view records the shoreline and road network before the marina basin and present docking layout were completed.

3 Dock Street and Early Marina Access



Dock Street and early waterfront facilities following County investment.

Levy County constructed Dock Street, creating the principal public connection along the waterfront and supporting the marina access that followed.

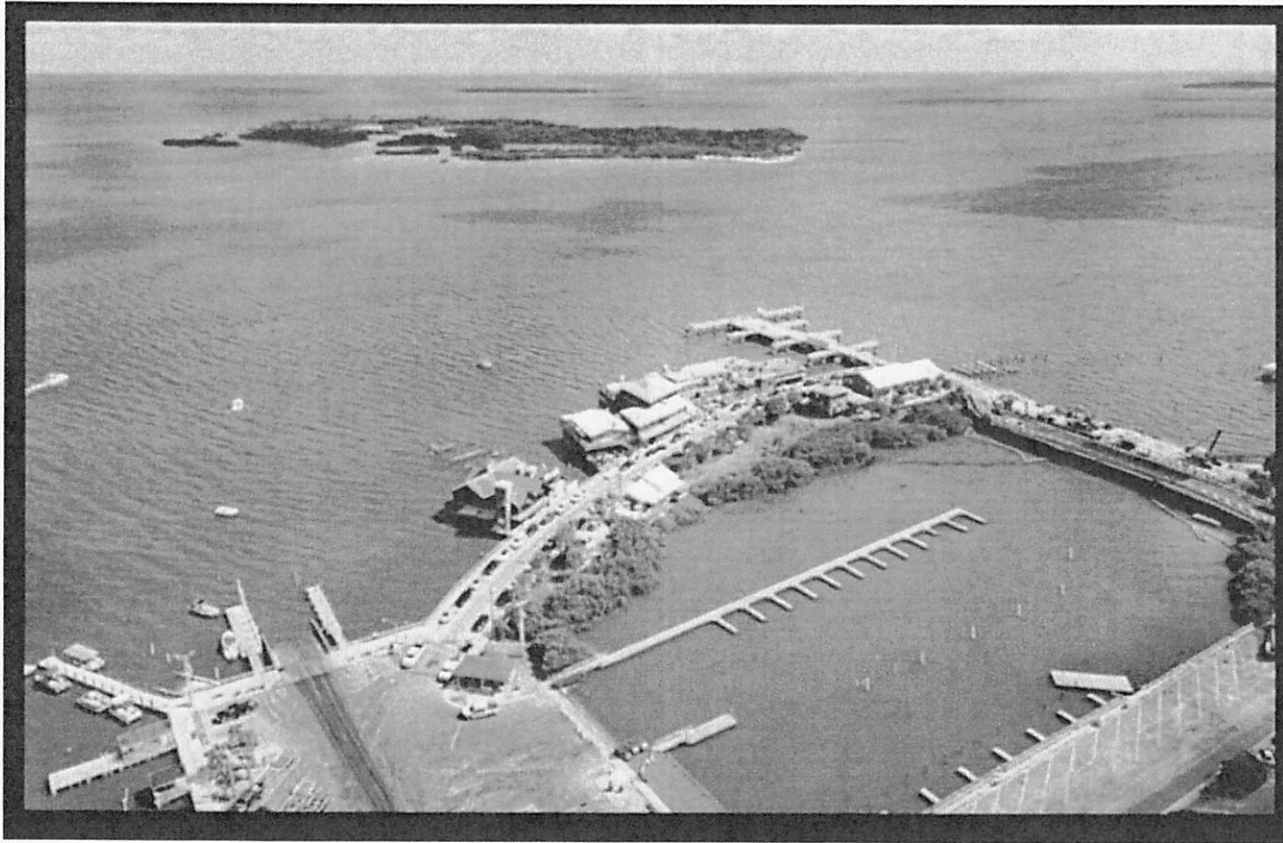
4 Marina and Pier Development



The marina and pier during development through County and State investment.

Levy County and the State of Florida jointly constructed the marina and pier. This investment established the public marine infrastructure that became the foundation of the present facility.

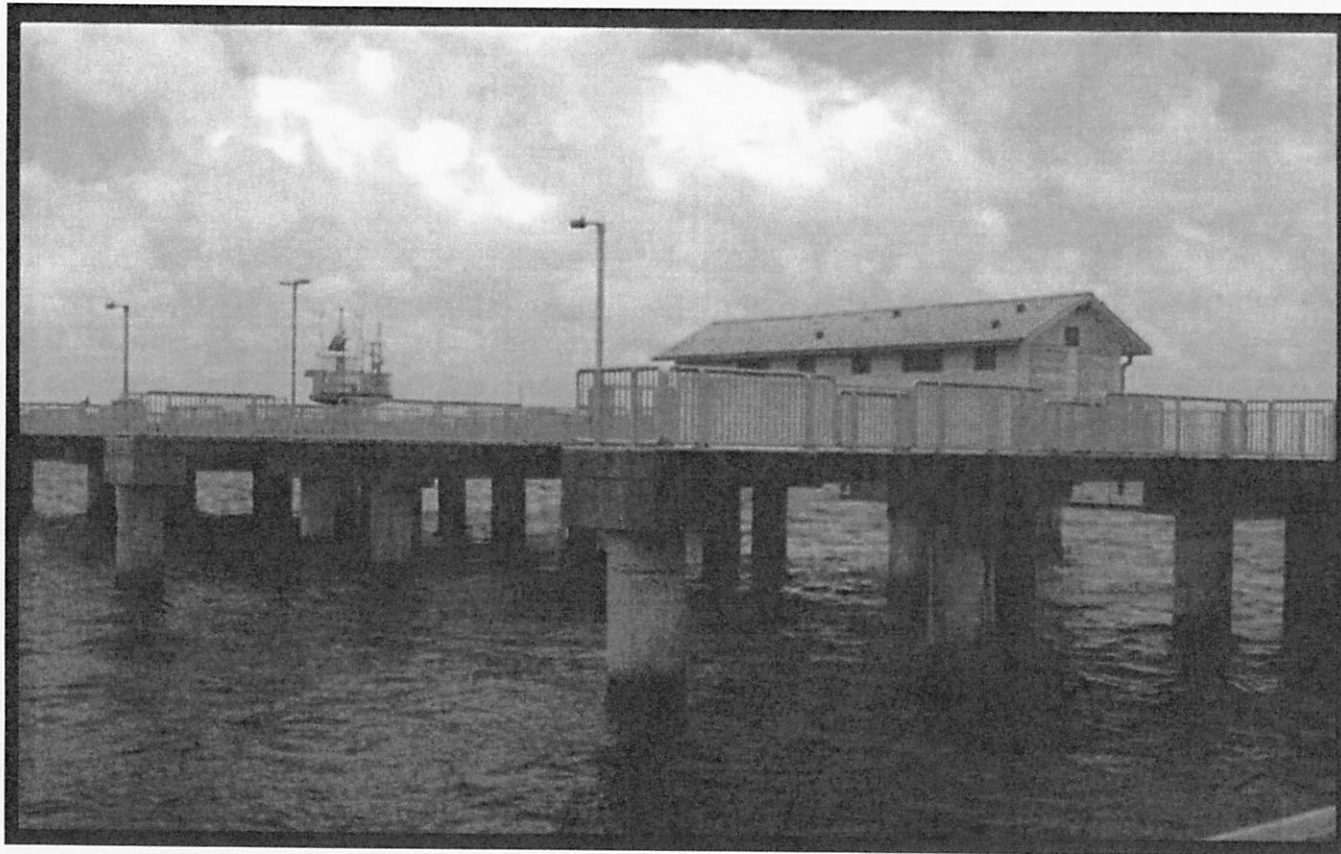
5 Modern Marina Basin and Park Area



The modern marina basin, waterfront park area, Dock Street, and pier.

The completed waterfront complex reflects several layers of public investment: Dock Street by Levy County, the park by the State of Florida, and the marina and pier by the County and State together.

6 Public Pier Facilities



The public pier within the Cedar Key marina complex.

The public pier is part of the County and State investment in Cedar Key's marina complex. Levy County continues to maintain and preserve the pier for public use.

7 The Marina Today and Mark Clark's Plan

The Cedar Key Marina is a working waterfront and a major public asset for Levy County and surrounding communities. It supports commercial fishing, aquaculture, charters, recreational boating, residents, visitors, and waterfront businesses. Storm damage, shoaling, and aging floating docks have reduced reliable access and usable capacity.

Mark Clark's preliminary strategy identifies approximately 47,500 cubic yards of muck within the 3.25-acre Inner Marina, with the muck layer estimated at seven to twelve feet thick. The City's restoration request uses his approximately **27,500-cubic-yard removal quantity** to establish an average four-foot water depth at mean lower low water. This scope restores navigable depth rather than removing all accumulated muck. Material continues to enter the marina and slumps easily, causing excavated depressions to refill over time.

Removed material would be placed near the coast for dewatering to limit potential saltwater effects on the freshwater aquifer. The plan anticipates a 60 to 75 percent reduction in volume after dewatering, followed by local use or inland transport for beneficial use as a soil amendment.

Long-term concepts include a bubble curtain and two short groins outside the bridge to reduce infill and sand transport. These concepts remain preliminary and require engineering, environmental, ownership, and permitting review. The broader 2026 Marina Resiliency and Shoreline Protection Plan supports a phased approach combining operational stabilization, sediment management, working-waterfront access, multi-user improvements, and shoreline protection.

8 Restoration Request Cost

The restoration request covers removal of approximately **27,500 cubic yards** and rebuilding the floating docks. Applying the July 2026 contractor's quoted \$120-per-cubic-yard rate gives the following planning budget:

Restoration component	Budget amount
Removal of 27,500 cubic yards at \$120 per cubic yard	\$3,300,000
Survey, engineering, mobilization and demobilization	\$80,000
Rebuilding floating docks	\$800,000
Total restoration request	\$4,180,000

Basis of estimate

The July 2026 contractor estimate of \$920,000 covers removal of 7,000 cubic yards, or about 25 percent of the revised removal quantity. It does not price the full request.

The \$4,180,000 total is a planning extrapolation, not a contractor bid for the revised quantity. An updated engineered estimate should be obtained before final procurement. The sediment-removal scope is intended to restore an average four-foot depth at mean lower low water.

9 Investment Summary: A Working Waterfront Asset

The requested **\$4.18 million investment** will restore navigable access and expand a revenue-producing public asset serving Cedar Key, Levy County, and surrounding communities. The marina supports commercial fishing, aquaculture, charter operators, recreational boating, residents, visitors, and waterfront businesses. Building on earlier County and State investment, restoration will protect a working waterfront that connects local livelihoods, tourism, and public access to the coast.

The marina already demonstrates growing demand and revenue. City figures show receipts rising from **\$125,235 in FY 2024-25** to **\$191,133 in FY 2025-26**, a **52.62% increase**. Projected FY 2026-27 revenue is **\$204,900**, another **7.20% increase** and **63.61% above FY 2024-25**. These receipts provide an existing revenue base that restoration can protect and expansion can strengthen.

All **24 existing slips are consistently sold out**, according to the City. Adding 24 slips will double capacity to 48, expand waterfront access, and create more opportunities to patronize local businesses. Using **\$90 per slip per month**, the additional slips would generate **\$25,920 in annual gross rental revenue** at full-year paid occupancy ($24 \times \$90 \times 12$). Added to the FY 2026-27 baseline, this produces an illustrative combined annual gross revenue of **\$230,820**, before additional user fees or future growth. This assumes full-year paid occupancy and is gross revenue before added operating costs. Launch access generates additional revenue through **\$20 daily fees** and **annual passes exceeding \$300**. These receipts are separate from the slip estimate and depend on actual launches and pass sales.

The capital request combines removal of approximately **27,500 cubic yards**, using Mark Clark's quantity to restore an average four-foot depth at mean lower low water, with reconstruction of the floating docks. The planning budget includes \$3.3 million for sediment removal, \$80,000 for survey, engineering, mobilization and demobilization, and \$800,000 for docks. An updated engineered estimate will support final procurement.

Public investment will address capital needs beyond what annual marina receipts can reasonably finance, while the expanded revenue base can help sustain the restored facility. The City's management approach calls for regular depth monitoring, permitted sediment removal, routine upkeep, and planned maintenance and storm reserves. Marina and park expenses share one account, so receipts do not establish net profit. Levy County will continue to maintain the public pier. This investment will protect an established regional asset, preserve working-waterfront access, and create additional recurring revenue to help support long-term stewardship.

CITY OF CEDAR KEY

COMMISSION AGENDA ITEM SUMMARY

Meeting Date	October 20, 2026
Agenda Item	Resolution No. 514 - Adoption of the 2026 Levy County Local Mitigation Strategy Update
Department	Emergency Management
Prepared By	City Clerk's Office
Requested Action	Consideration and adoption of Resolution No. 514

Background and Purpose

The Levy County Local Mitigation Strategy (LMS) is a multi-jurisdictional plan that identifies disaster risks, assesses community vulnerabilities, and establishes mitigation priorities to reduce future losses to residents, businesses, public facilities, and infrastructure.

On July 20, 2026, the Florida Division of Emergency Management issued an Approval Pending Adoption letter confirming that the updated plan meets federal hazard mitigation planning standards, subject to formal adoption by participating jurisdictions, including the City of Cedar Key. Levy County adopted the update on October 6, 2026, through Resolution No. 2026-55.

Adoption Process

City adoption supports coordinated hazard mitigation planning and continued eligibility for applicable mitigation assistance. Participating jurisdictions' adoption documentation will be submitted to the Florida Division of Emergency Management for forwarding to FEMA for formal plan approval.

Fiscal Impact

Adoption of the plan does not itself appropriate City funds or authorize expenditures for individual projects. Any future funding commitments would be considered separately by the Commission.

Requested Commission Action

Adopt Resolution No. 514, adopting the 2026 Levy County Local Mitigation Strategy Update and authorize the Clerk's Office to transmit the executed resolution to Levy County Emergency Management for submission to the Florida Division of Emergency Management.

Attachments

The 2026 Levy County Local Mitigation Strategy Update (114 pages) is available on the City's website.

Packet attachments:

1. Proposed City of Cedar Key Resolution No. 514.
2. Florida Division of Emergency Management Approval Pending Adoption letter, dated July 20, 2026.
3. Levy County Resolution No. 2026-55, adopted October 6, 2026.

**CITY OF CEDAR KEY, FLORIDA
RESOLUTION NO. 514**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CEDAR
KEY, FLORIDA, ADOPTING THE 2026 LEVY COUNTY LOCAL
MITIGATION STRATEGY UPDATE; PROVIDING FOR SUBMITTAL OF
THE ADOPTION RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The City of Cedar Key is vulnerable to hurricanes, flooding, coastal erosion, and other hazards that threaten residents, businesses, public facilities, and infrastructure;

WHEREAS, The City recognizes the importance of coordinated mitigation planning to reduce risks and future disaster losses;

WHEREAS, The 2026 Levy County Local Mitigation Strategy Update is a multi-jurisdictional hazard mitigation plan that identifies hazards, assesses risks and vulnerabilities, and establishes mitigation goals, strategies, actions, and project priorities for participating jurisdictions, including the City of Cedar Key;

WHEREAS, The Florida Division of Emergency Management issued an Approval Pending Adoption letter dated July 20, 2026, determining that the updated plan complies with federal hazard mitigation planning standards, subject to formal adoption by participating jurisdictions;

WHEREAS, Levy County adopted the updated plan on October 6, 2026, through Resolution No. 2026-55;

WHEREAS, The City Commission desires to adopt the updated plan to support coordinated mitigation planning and continued eligibility for applicable mitigation assistance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA:

Section 1. Recitals. The foregoing recitals are incorporated into this Resolution.

Section 2. Adoption of Plan. The City Commission hereby adopts the 2026 Levy County Local Mitigation Strategy Update as the City's official local hazard mitigation plan. The plan is incorporated herein by reference and shall guide identification, evaluation, and prioritization of mitigation measures. The complete plan (114 pages) is available on the City's website and shall be maintained with the City's official records.

Section 3. Fiscal Effect. Adoption does not appropriate City funds, authorize expenditures, or commit City funds to individual mitigation projects. Any future funding commitment shall be considered separately by the City Commission.

Section 4. Submittal. The City Clerk is authorized to transmit a certified copy of this Resolution to Levy County Emergency Management for submission to the Florida Division of Emergency Management and forwarding to FEMA for formal plan approval.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

RESOLUTION NO. 514
ADOPTION AND SIGNATURES

PASSED AND ADOPTED by the City Commission of the City of Cedar Key, Florida, this 20th day of October, 2026.

James Wortham, Mayor

ATTEST:

Brooke Beck-Smith, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

City Attorney

RESOLUTION NO. 2026-55

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, ADOPTING THE 2026 LEVY COUNTY LOCAL MITIGATION STRATEGY UPDATE; ACKNOWLEDGING COMPLIANCE WITH 44 C.F.R. § 201.6 AND APPLICABLE FLORIDA DIVISION OF EMERGENCY MANAGEMENT REQUIREMENTS; PROVIDING FOR SUBMITTAL OF THIS RESOLUTION AND THE ADOPTED PLAN TO THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT AND FEDERAL EMERGENCY MANAGEMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Levy County, Florida, is vulnerable to human and economic cost of natural technological and societal disasters; and

WHEREAS, Levy County, Florida, realizes the importance of reducing or eliminating those vulnerabilities for the overall good and welfare of the County; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and 44 C.F.R. § 201.6 establish requirements for local hazard mitigation planning as a condition of eligibility for certain federal mitigation assistance; and

WHEREAS, 44 C.F.R. § 201.6(c) requires a local mitigation plan to document formal adoption by the governing body of the participating jurisdiction; and

WHEREAS, Levy County has participated in the development and update of the Levy County Local Mitigation Strategy (LMS) as a multi-jurisdictional mitigation plan intended to identify and reduce the risks posed by natural hazards and to establish mitigation goals, strategies, and projects for Levy County and the participating jurisdictions; and

WHEREAS, Levy County representatives and staff and the Levy County Local Mitigation Strategy Working Group have identified a number of proposed projects and program needed to mitigate vulnerabilities to the impacts of future disasters throughout Levy County and have participated in the update to the 2026 Levy County Local Mitigation Update; and

WHEREAS, the 2026 Levy County Local Mitigation Strategy Update was submitted through the Florida Division of Emergency Management ("FDEM") for review pursuant to applicable federal and state requirements; and

WHEREAS, FDEM issued an Approval Pending Adoption letter dated July 20, 2026 determining that the 2026 Levy County Local Mitigation Strategy Update is compliant with federal standards, subject to formal community adoption by the participating jurisdictions; and

WHEREAS, the Board of County Commissioners of Levy County desires to formally adopt the 2026 Levy County Local Mitigation Strategy Update as the County's official local hazard mitigation planning document and to support continued eligibility for applicable federal and state hazard mitigation assistance; and

WHEREAS, adoption of the 2026 Levy County Local Mitigation Strategy Update does not constitute an appropriation or commitment of County funds for any particular mitigation project, but establishes the County's policy framework for identifying, evaluating, prioritizing, and pursuing mitigation measures and projects consistent with applicable law and available funding; and

WHEREAS, the Board of County Commissioners finds that adoption of the 2026 Levy County Local Mitigation Strategy Update is in the best interest of the residents, businesses, public facilities, infrastructure, and communities of Levy County and is consistent with applicable federal and state hazard planning requirements.

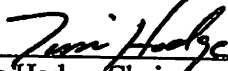
NOW, THEREFORE, BE IT RESOLVED by the Levy County Board of County Commissioners that:

1. The foregoing recitals are true and correct and are incorporated into this Resolution by reference.
2. The Board of County Commissioners of Levy County hereby adopts the 2026 Levy County Local Mitigation Strategy Update as the official Local Mitigation Strategy and multi-jurisdictional hazard mitigation plan for Levy County, subject to the requirements of applicable federal and state law.
3. The adopted 2026 Levy County Local Mitigation Strategy is incorporated herein by reference and shall serve as the County's framework for identifying hazards, assessing risks and vulnerabilities, establishing mitigation goals and strategies, and identifying and prioritizing mitigation actions and projects.
4. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners of Levy County, Florida.

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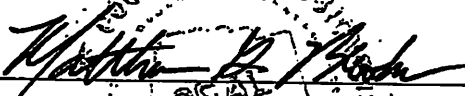
DULY ADOPTED by the Board of County Commissioners of Levy County, Florida, on October 6, 2026.

BOARD OF COUNTY COMMISSIONERS
LEVY COUNTY, FL

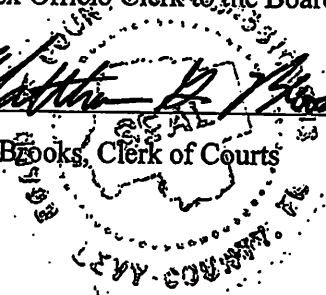


Tim Hodge, Chair

ATTEST: Clerk of the Circuit Court
and Ex Officio Clerk to the Board



Matt Brooks, Clerk of Courts



Approved as to legal form and sufficiency:



Ray Poole, County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

July 20, 2026

Leatha Keene, EM Director
Levy County Emergency Management
7911 NE 90th Street
Bronson, Florida 32621

Re: Levy County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Keene,

This is to confirm that we have completed a State review of the Levy County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Levy County developed and submitted all the necessary plan revisions and our staff has reviewed and approved these revisions. We have determined that the Levy County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Levy County, Unincorporated
Town of Bronson
City of Cedar Key
City of Chiefland
City of Fanning Springs
Town of Inglis
City of Williston

Town of Yankeetown
Town of Otter Creek
Cedar Key Water & Sewer District
Levy County School Board
Florida Forest Services
Southwest Florida Water Management District
Suwannee River Water Management District

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Levy County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Evan Jenkins at Evan.Jenkins@em.myflorida.com or 850-443-4280.

Respectfully,

Kristin Lentz

Digitally signed by Kristin
Lentz
Date: 2026.07.20
13:34:08 -04'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor
LD/ej

Kevin Guthrie, Executive Director

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch

CITY OF CEDAR KEY

COMMISSION AGENDA ITEM SUMMARY

Meeting Date October 20, 2026

Agenda Item Second Reading and Adoption of Ordinance No. 568 - Runoff Election Timing

Prepared By City Clerk's Office

Requested Action Approve Ordinance No. 568 on second and final reading

Background and Purpose

Ordinance No. 568 is presented for second reading and consideration of final adoption. The ordinance amends the City's election provisions to provide that runoff elections following regular and special elections occur seven weeks after the initial election.

Ordinance Provisions

The ordinance amends Code Sections 2-1.00.01 and 2-1.00.20(F), deletes City Charter Section 1-2.05.00(E)(2), and provides for conflicts, severability, codification, and an effective date immediately upon adoption as provided by law.

Fiscal Impact

No specific City expenditure is requested as part of this agenda item.

Requested Commission Action

Approve Ordinance No. 568 on second and final reading.

Suggested Motion

Move to adopt Ordinance No. 568 on second and final reading.

Attachment

Ordinance No. 568 (two pages).

ORDINANCE NO. 568

AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA, AMENDING THE CITY'S ELECTION PROVISIONS RELATING TO RUNOFF ELECTIONS; PROVIDING THAT RUNOFF ELECTIONS SHALL BE CONDUCTED SEVEN WEEKS AFTER THE REGULAR ELECTION; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Commission is authorized to provide for the conduct of municipal elections; and

WHEREAS, Fla. Stat. §100.3605, Florida Statutes, recognizes the authority of a municipal governing body to change dates for qualifying and elections by ordinance; and

WHEREAS, the City desires to clarify and amend the timing of the election process when no candidate receives the required vote threshold for election and a runoff election is required; and

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

Section 1. Amendment to Section 2-1.00.01, Regular Election of City Commissioners. Section 2-1.00.01 of the Code of Ordinances of the City of Cedar Key, Florida, is hereby amended as follows:

Regular elections shall be held on the first Tuesday of April of each year for the election of the City Commissioners whose terms of office expire or to fill vacancies that may occur. In the event no candidate receives a majority of the votes cast in a group or groups, a runoff election shall be held on the seventh Tuesday following between the two candidates in such group or groups receiving the highest number of votes cast. The candidates in each group receiving the highest number of votes cast in such runoff election shall be elected.

Section 2. Amendment to Section 2-1.00.20, Vacancy in Candidacy for Office. Section 2-1.00.20(F) of the Code of Ordinances of the City of Cedar Key, Florida, is hereby amended as follows:

(F) If at any special election called hereunder no candidate receives a majority of votes cast, there shall be a runoff election which shall be held seven weeks following the first election, at which election the two candidates receiving the greatest number of votes at the first election shall be voted upon and the one receiving the majority of votes in the runoff election shall be elected to office.

Section 3. Amendment to City Charter, Section 1-2.05.00.

Section 1-2.05.00(E)(2) is deleted in its entirety.

Section 4. Conflicts. All ordinances, resolutions, policies, or procedures of the City in conflict with this Ordinance are hereby repealed to the extent of such conflict. Nothing in this Ordinance shall be construed to conflict with the Florida Election Code, the City Charter, or other controlling law.

Section 6. Severability. If any section, sentence, clause, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 7. Codification. The provisions of this Ordinance may be codified in the Code of Ordinances of the City of Cedar Key, Florida, and the sections of this Ordinance may be renumbered or re-lettered to accomplish such codification.

Section 8. Effective Date. This Ordinance shall take effect immediately upon adoption as provided by law.

PASSED ON FIRST READING this 20th day of August, 2026.

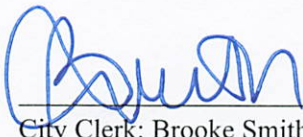
PASSED AND ADOPTED ON SECOND AND FINAL READING this 20th day of October, 2026.

City of Cedar Key, Florida, By:

Mayor: James R. Wortham

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



City Clerk: Brooke Smith

City Attorney: Norm D. Fugate

CITY OF CEDAR KEY

COMMISSION AGENDA ITEM SUMMARY

Meeting Date	October 20, 2026
Agenda Item	Resolution No. 513 - Waste Pro Tipping Fee Rate Increase and Contract Addendum
Department	City Hall Administration
Prepared By	City Clerk's Office
Requested Action	Adopt Resolution No. 513 and approve the contract addendum

Background and Purpose

Waste Pro has requested a contract rate adjustment to address increased disposal costs imposed by Levy County. According to Waste Pro's October 7, 2026 letter, the County approved Resolution No. 2026-42 on September 8, 2026, establishing an \$85-per-ton fee for municipal residential waste and increasing the commercial tipping fee from \$70 to \$85 per ton, effective October 5, 2026.

Contract Addendum

Section 10.2.2 of the City's agreement permits Waste Pro to request a rate increase when Levy County increases tipping fees and requires City Commission approval. Resolution No. 513 and the proposed contract addendum are presented to approve and document the related rate adjustment. Waste Pro requests implementation beginning with its November 2026 bill.

Rate and Fiscal Impact

Waste Pro requests an \$8.50-per-month increase per residential home, raising its monthly residential rate from \$14.99 to \$23.49, and a 25% increase in commercial solid waste rates. The City plans a one-time residential billing of \$102 to cover the FY 2026-27 increase. Commercial charges will reflect the applicable revised rate schedule. These adjustments address the additional disposal costs.

Requested Commission Action

Adopt Resolution No. 513, approve the Waste Pro contract addendum and associated rate schedule, and authorize the Mayor to execute the addendum. Direct staff to implement the approved billing adjustments and notify affected residential and commercial customers.

Suggested Motion

Move to adopt Resolution No. 513 approving the tipping fee-related Waste Pro rate increase and contract addendum, authorize the Mayor to execute the addendum, and direct staff to implement the approved billing adjustments.

Packet Attachments

1. Proposed Resolution No. 513.
2. Proposed Waste Pro contract addendum and revised rate schedule.
3. Waste Pro tipping fee increase letter.

October 7, 2026



Brooke Beck-Smith, City Clerk
City of Cedar Key, Florida
P.O. Box 339
Cedar Key, Florida 32625

Dear Ms. Beck-Smith,

Waste Pro is proud to serve as the solid waste provider for the residents and businesses of the City of Cedar Key. We strive to provide the "Distinguishable Difference" in collection services, and we stand on the excellence of our operations and local customer service.

On September 8, the Levy County Board of County Commissioners voted to institute a new tipping fee at the Levy County Transfer Facility. Previously, the cost of residential waste disposal was covered by a residential tax assessment, and contracted haulers for the County's municipalities disposed of the residential waste they collected from each City or Town without additional cost. The cost for disposal of commercial solid waste from local municipal contracts was \$70 per ton. Levy County Resolution 2026-42 states that beginning on October 5, 2026, in addition to the existing tax assessment, haulers carrying municipal residential waste will be assessed a fee of \$85 per ton of waste disposed of in the County. Similarly, tipping fees for commercial waste have increased from \$70 per ton to \$85 per ton. Waste Pro has no option but to pay this additional fee.

It is customary in the industry for disposal costs to be factored into the cost that residents and commercial customers pay for their solid waste collection. This happens one of two ways: either (1) the municipality pays the disposal cost directly to the facility and then assesses some or all of that cost from residents on a tax or water bill and from commercial customers on their monthly bill, or (2) the cost is factored in directly to the solid waste fees paid to the hauler, and the hauler then pays for disposal.

Following Section 10.2.2 of our agreement with the City, which states that "Waste Pro may request an increase in rates if Levy County increases the Tipping Fees for disposing of Residential or Commercial Solid Waste at the Levy County Solid Waste Transfer Station" and "[t]he City Commission must approve any such rate increase," we request the City of Cedar Key to agree to one of the two following contract modifications:

1. The City pays the tipping fee directly to the County beginning in November 2026 and assesses residents and commercial customers separately from the amount assessed for collection. OR
2. Waste Pro increases the per-month residential solid waste fee by \$8.50 per home and the commercial solid waste fee by 25% to cover the increase in disposal costs. This will bring individual residential bills from \$14.99 monthly to \$23.49 monthly. Corresponding increases to commercial customers are attached.

Because the County's fees began on October 5, Waste Pro requests that the newly proposed rate or the City's coverage of tipping fees go into effect for our November bill.

We are happy to discuss this further should the City have questions we can answer.

Best,

Trip Lancaster, Division Manager
Waste Pro of Florida, Inc.