

City Council Meeting June 1, 2026 6pm

555 S. LAWRENCE BLVD. KEYSTONE HEIGHTS, FL 32656

Anyone wishing to address the City Council, regarding any topic on this evening's agenda, is requested to complete a card and return to the City Manager. Speakers are respectfully required to limit their comments to (3) three minutes.

The City Council prohibits the use of cell phones and pagers that emit an audible sound during all meetings, with the exception of Law Enforcement, Fire and Rescue or Healthcare providers on call. Persons in violation will be asked to leave the meeting.

Date: Jun 01 2026 (6:00 pm)

Call to Order-Mayor Nina Rodenroth[1. Call to Order-Mayor Nina Rodenroth](#)

Mayor Nina Rodenroth called the meeting to order at 6:00 PM

Invocation[2. Invocation, James Booth, City Manager](#)

City Manager James Booth led the meeting in an invocation.

Pledge of Allegiance[3. Pledge of Allegiance-Vice Mayor Welch](#)

Vice Mayor Dave Welch led the meeting in the Pledge of Allegiance.

Roll Call,[4. Roll Call-James Booth, City Manager: Councilman Ryan Knight, Vice Mayor Dave Welch, Councilman Dan Lewandowski, Mayor Nina Rodenroth, Councilman Brandon Ludwig](#)

City Manager Jamie Booth called the roll:
Councilman Ryan Knight-present
Vice Mayor Dave Welch-present
Councilman Dan Lewandowski-present
Mayor Nina Rodenroth-present
Councilman Brandon Ludwig-present
City Attorney-Rich Komando-present

City Manager Report[5. City Manager Report, James Booth](#)

Before the City Manager report:

City Manager Jamie Booth introduced Clay County Sheriff's Office Supervisor Steve Molina.

Officer Molina addressed the city council. He has been with the Clay County Sheriff's Office for 25 years. He will look into having CCSO do walking patrols. He looks forward to working with the City of Keystone Heights. City Manager Jamie Booth reported that **Public Works** has been working hard. Charles and Jon overhauled the chipper, saving thousands of dollars.

The Cemetery and city hall restrooms have been updated. The public works staff has been working on the storm drains and outfalls. They have been making improvements to the stormwater flow approaching SR21/South Lawrence Blvd.

Rain means mowing. This will be their focus for the next 4 months.

Code Enforcement: Ms. Debbie Mullis has been working with utility companies to finish projects or clean up damaged infrastructure.

Looking into RVs parked in public parking/ROW.

Residential Parties-courtesy letter for failing to register their business, notifying the property appraiser's office of homesteads used as vacation rentals.

Cemetery: Mr. Matt Cole has reduced watering to match restrictions. He prepped and supported the Memorial Day Ceremony, which was put on by the AmVets.

City Hall/Front Desk (Wendy Harris, Teresa Kilgore, Mia Rivera) Prepared for office swap (Wendy and Jamie) to get Wendy closer to Front Desk Teammates.

Wendy has been working to get minutes/records/maps from City Hall/PW for digitizing. (Wendy)

Wendy worked on the agendas and minutes for 7 public meetings (Wendy)

Events (Drew Bell)

Tennis Courts Ribbon Cutting Ceremony with the Clay County Chamber of Commerce.

Plan and prep for the 1st Summer Concert, 4th of July, and Discover Keystone newspaper special.

Projects (Beau Wright) Geneva Jungle was inspected by Leathers and Associates. Initial feedback is that most of the primary support posts are in good shape (good bones). But the upper terrace of the playground has suffered more rot than the lower section. Report pending, approx. 4 weeks.

Beau has also been working on Flood Vulnerability Study site assessment, Fireworks Contracts, City Hall HVAC, invitation to bid.

Septic to Sewer Workshop-team at Clay County Utility Authority (CCUA) on scope study; Address annexation in interlocal agreement update with Clay County Utility Authority (CCUA).

Fiscal (Tiffany Coleman)

Performing better than expected w/income ahead of expenses.

\$260,000 in grants secured this year, an additional \$700,000 requested.

\$235,000 in legislative appropriations passed the legislature, pending Gov. DeSantis' approval.

Next CRA/City Council Meeting will be held July 13th at 5:30/6 pm.

Public Comments

[6. Public Comments](#)

There were no public comments.

Consent Agenda

[7. C1 - Approval of Minutes-Keystone Heights City Council Meeting May 11 2026 Minutes](#)

📎 [City Council meeting May 11 2026 minutes.pdf](#)

The consent agenda was approved with one amended request. Councilman Dan Lewandowski noted during the May 11th City Council meeting that the word "restriping" was misspelled. Office Manager, Wendy Harris, corrected.

Councilman Dan Lewandowski made a motion to approve, with an error to be corrected.

Vice Mayor Dave Welch seconded the motion.

Vote 4-1, motion approved. Councilman Ryan Knight opposed.

8. C2 - Approval of Minutes CRA Board Meeting May 11, 2026 Minutes

🔗 [CRA Board Meeting Minutes May 11, 2026 Minutes.pdf](#)

The consent agenda was approved with one amended request. Councilman Dan Lewandowski noted during the May 11th City Council meeting that the word "restriping" was misspelled. Office Manager, Wendy Harris, corrected.

Councilman Dan Lewandowski made a motion to approve, with an error to be corrected.

Vice Mayor Dave Welch seconded the motion.

Vote 4-1, motion approved. Councilman Ryan Knight opposed.

9. C3 - Approval of Minutes-Septic to Sewer Workshop May 12 2026 Minutes

🔗 [Special City Council Meeting Septic to Sewer may 12 2026 Minutes.pdf](#)

The consent agenda was approved with one amended request. Councilman Dan Lewandowski noted during the May 11th City Council meeting that the word "restriping" was misspelled. Office Manager, Wendy Harris, corrected.

Councilman Dan Lewandowski made a motion to approve, with an error to be corrected.

Vice Mayor Dave Welch seconded the motion.

Vote 4-1, motion approved. Councilman Ryan Knight opposed.

10. C4 - Special City Council Meeting, May 19, 2026 530 pm minutes

🔗 [Special City Council Meeting May 19, 2026 Minutes.pdf](#)

The consent agenda was approved with one amended request. Councilman Dan Lewandowski noted during the May 11th City Council meeting that the word "restriping" was misspelled. Office Manager, Wendy Harris, corrected.

Councilman Dan Lewandowski made a motion to approve, with an error to be corrected.

Vice Mayor Dave Welch seconded the motion.

Vote 4-1, motion approved. Councilman Ryan Knight opposed.

11. C3 - April Fiscal Documents

🔗 [April 2026 Fiscal Documents.pdf](#)

The consent agenda was approved with one amended request. Councilman Dan Lewandowski noted during the May 11th City Council meeting that the word "restriping" was misspelled. Office Manager, Wendy Harris, corrected.

Councilman Dan Lewandowski made a motion to approve, with an error to be corrected.

Vice Mayor Dave Welch seconded the motion.

Vote 4-1, motion approved. Councilman Ryan Knight opposed.

Committee Reports / Recommendations

12. Planning and Zoning Report-Dr. John Zieser

Chairman, Dr John Zieser, gave an update of the Planning and Zoning Board's work on the Comprehensive Plan. He stated there are still edits to be added to the document. He would like the City Council to consider giving "Challenge Coins" to the board members for all of their hard work in completing our Comprehensive Plan.

The City Council asked staff to work on getting pricing for the coins.

13. Clay County Emergency Management Director Presentation on our Local Mitigation Strategy (LMS)

Clay County Emergency Management Director Tim Devins presented the Local Mitigation Strategy (LMS) Plan to the City Council. He explained that the LMS is to have projects identified and ready to begin in the event of an emergency. These projects have been chosen strategically to ensure the least amount of wait time and damage in the event of, for example, a major hurricane.

The current Flood Vulnerability Study will assist in finding areas that the City of Keystone Heights will need to add to the LMS.

The Nightingale Culvert project could be added.

Action Items

14. Charter Review Commission Appointments

☞ [Christopher Vanzo Charter Review Applicant.pdf](#)

☞ [Sally Jackson Charter App.pdf](#)

☞ [Jeffrey Bennett Charter App.pdf](#)

☞ [howard charter app.pdf](#)

☞ [Robert Sullivan Charter App.pdf](#)

Ms. Sally Jackson attended the meeting and spoke to the City Council. She looks forward to working on the Charter Review Committee.

Ms. Kimberly "Michelle" Howard attended the meeting and spoke to the City Council. She looks forward to working on the Charter Review Committee.

Mr. Jeffrey "Kyle" Bennett was unable to attend the meeting. City Office Manager Wendy Harris spoke with him about his application being approved. 6/2.

Mr. Christopher "Chris" Vanzo was unable to attend the meeting. City Office Manager Wendy Harris spoke with him about his application being approved. 6/2.

Mr. Robert Sullivan was unable to attend the meeting. City Office Manager Wendy Harris spoke with him about his application being approved. 6/2.

We will need to get with the members to attend a City Meeting and have them sworn in.

Motion was made by,

Second was made by

Vote 5-0

Motion approved.

15. Comprehensive Plan Workshop

☞ [DELIVERABLE 2.pdf](#)

Mayor Nina Rodenroth opened the Comprehensive Plan workshop. City Manager Jamie Booth explained that this workshop is to fulfill requirements for the grant received by the State of Florida. This requirement is to meet with the City Council and the Public to receive feedback on the draft Comprehensive Plan changes.

Public Comments: None

Chairman Dr. John Zieser stated that the Comprehensive Plan will be cut down to 70 pages by the time of completion. This will be half as large as the Comprehensive Plan from 2011. He explained there had been a lot of hard work put into working on the Comprehensive Plan. He also wanted to thank Ms. Janis Fleet. We are on time to meet the grant and the state requirements.

Councilman Ryan Knight asked if the plan on the website is the same as the plan on the agenda. City Manager Jamie Booth explained that the plan on the agenda (which is on the City of Keystone Heights website) is the current plan that has been approved to send to the state of Florida for the grant requirement. The plan in the email is the next step in edits/corrections.

City Manager Jamie Booth also explained that the Clay County Utility Authority updates part will be added at a future date.

There were no additional public comments.

Mayor Nina Rodenroth closed the workshop.

[16. Resolution 2026-15 Local Mitigation Strategy Adoption](#)

🔗 [2025 Approved LMS Plan.pdf](#)

🔗 [final-resolution-2026-15-lms.docx](#)

After the presentation by Clay County Emergency Management Director Tim Devins, the mayor asked the City Attorney, Rich Komando, to read resolution 2026-15 by short title.

City Attorney Rich Komando read the title.

Councilman Brandon Ludwig made a motion to approve.

Councilman Ryan Knight made a second to approve.

Vote-5-0, resolution passed.

After the City Council meeting, Mayor Rodenroth and City Manager Jamie Booth signed the resolution.

[17. Code of Ordinance Discussion- Councilman Knight-POC](#)

Councilman Ryan Knight wanted to discuss the Code of Ordinances for Adult Events within the City limits. He requested that the members of the Council meet with the City Manager and discuss the City following the county and state ordinances for adult events.

Councilman Brandon Ludwig was concerned, as the prior event was so close to the elementary school.

The City Attorney, Rich Komando, gave advice on the laws that govern the rights of the homeowners within the city limits. The City can change the ordinances, but will have to choose an option to name a location where the adult events could take place. Recent 1st amendment court decisions will not allow the city to ban adult entertainment.

There was no consensus for action.

[18. Budget Discussions/John Lawrence Memorial Skate Park](#)

Mayor Nina Rodenroth discussed a project she would like to spearhead. She would like to have a skate park built in the city limits. She stated this is a project that has been discussed for over 10 years. She stated she will start looking for grants, funding, etc...

Councilman Brandon Ludwig suggested Sunrise Park, with the new sidewalk on Nightingale, being a corridor for access.

Councilman Ryan Knight would like the City Council to wait on any additional projects until the state legislature votes on the property tax bills.

There was a consensus with the City Council to wait until further information is available.

City Manager's Summary of Property Tax Reform Impacts on City Budget:

Legislative Property Tax Update: Governor Desantis has called for Special Legislative Session F to address property tax reform. The session is scheduled for this Monday – Wednesday, 1-3 June. This time there is a senate bill on the table (attached) for consideration "SJR 2-F: Save our Homes from Excessive Property Taxes". This bill:

1. Proposes a \$150K homestead exemption beginning January 1st, 2027, and increasing to \$250K on January 1st, 2028.
2. Caps non-homestead property tax increases to 5% per year (down from 10% per year).
3. Restricts property tax revenue uses to "core services," which for our city would mean infrastructure and employee retirement funds.

Another way of stating this is, other than FRS payments (\$105K/year), the property tax revenues cannot be used in the General Fund and will have to be moved over to the restricted infrastructure account.

Future Budget Impacts: (Summarized by Jamie Booth, City Manager)

I used our current draft FY26/27 budget as a surrogate to see the impacts of these changes. Our budget starts at a \$170K deficit (\$170K draw from reserves). The Senate proposed changes drives that up to about a \$300K deficit. I went ahead and revised the budget to see what it would take to get it balanced. I did not cut any staff positions. However, I did massively cut non-essential expenses. What will be noticed by the residents is the complete elimination of city-hosted events and financial support to nonprofits. We would shift our Event Director position over to a Grant Manager and fund the position 50/50 from our infrastructure and Community Redevelopment Agency accounts. The final set of cuts would be from general fund operating expenses. We would end up cutting into maintenance funds and shifting to a fix it when it breaks effort rather than proactive maintenance efforts due to reduced available funds.

City Attorney Report

[19. City Attorney Report-Rich Komando](#)

City Attorney Rich Komando had no report at this time.

Council Comments

[20. Council Comments](#)

Councilman Brandon Ludwig discussed his findings of the rock and roll hall of famer, Tom Petty, playing at the pavilion prior to him and the Heartbreakers becoming famous. Mr. Petty wrote a song named " Melinda after a girl he dated in Keystone Heights.

He also discussed funds from the Tourism Development Commission (TDC) for assistance for the 4th of July. He stated the 250th Birthday America Train Museum will be in Green Cove Springs on June 15-17, 2026. He hopes all can visit.

Vice Mayor Dave Welch enjoyed the band at the Summer Concert.

Mayor Nina Rodenroth stated she was honored to serve as the keynote speaker for PACE Girls for Clay County graduation. She also attended the following meetings:

SOLO

NEFLC Dinner in Atlantic Beach, FL

She was asked to speak at the Amvets Memorial Day Ceremony at the Keystone Heights Cemetery.

She also stated she enjoyed the Summer Concert.

Councilman Dan Lewandowski stated he enjoyed the summer concert. He is also working on the July 4th Volleyball Tournament.

Councilman Ryan Knight had no comments.

Adjournment

[21. Adjournment, Mayor Nina Rodenroth](#)

Mayor Nina Rodenroth adjourned the meeting at 8:24 pm