

City of Keystone Heights City Council Meeting, AUG 3, 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: Aug 03 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, Beau Wright. Deputy City Manager](#)

Deputy City Manager Beau Wright 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
Councilman Dan Lewandowski-present
Vice Mayor Dave Welch-present
Mayor Nina Rodenroth-present
Councilman Brandon Ludwig-present

Public Hearing[5. 1st Reading of The City of Keystone Heights Comprehensive Plan 2046, Ordinance #2026-619](#)

📎 [Adoption Ordinance with Attachments.pdf](#)

Mayor Nina Rodenoth opened the Public Hearing. There were no public comments.
City Attorney Rich Komando read Ordinance 2026-619 by short title.
City Planner Janis Fleet presented the City Council with an update of the Comprehensive Plan, along with the Ordinance. She stated that this was a transmittal hearing and had been advertised in the paper for public notice. The Planning and Zoning Board reviewed the Comprehensive Plan in June and felt it was ready. Changes may be adopted up to November.
Comprehensive Plan at this point is down to one comment from the Florida Department of Commerce.
Councilman Lewandowski presented a few changes; Janis Fleet, City Planner, will make the changes.
Vice Mayor Dave Welch made a motion to transmit, as amended.
Councilman Brandon Ludwig seconded the motion.
Vote 5-0 all in favor, motion passed.

Public Comments

6. Public Comments

Kevin (last name unknown) stated he was concerned with the Facebook rumors regarding the Geneva Jungle Project. His wife and daughter use the park on a regular basis. Mayor Nina Rodenroth explained that the Geneva Jungle Project was to retain the playground. The City is in the process of assessing the cost associated with the rehabilitation and preservation of the playground.
Keith Hatch said the Kiwanis are willing to help in any way they can to help the city with future budget constraints. He stated they will take over the costs of the Colors on the Boulevard project. He stated he could not make any promises at this time regarding other projects.
Deirdre Murphy asked questions about the impact on the Heritage Commission with the upcoming changes to the Florida Property Tax Proposal.
Jenn Samsel asked questions regarding the firefighters and CCSO and if the city provided funds for them.
Fred Goetzman asked about code enforcement for roosters. City Attorney stated the code enforcement is complaint-driven. Mr. Goetzman will fill out a form and submit.

City Manager Report

7. City Manager Report, James Booth

City Manager Jamie Booth summarized staff actions over the three previous weeks.

Consent Agenda

8. C1 - Approval of Minutes City Council Meeting July 13,2026 6pm

🔗 [COKH CC Meeting Minutes July 13 2026.pdf](#)

🔗 [July 13 2026 amended minutes for City Council MTG.pdf](#)

Councilman Brandon Ludwig made a motion to approve the minutes from the July 13, 2026 meeting with amendments made to the changes requested by Councilman Dan Lewandowski.
Vice Mayor Dave Welch made the 2nd.
Vote 5-0 all in favor.

9. C1 - June 2026 Financial Documents for all accounts

🔗 [june-financials-2026.pdf](#)

🔗 [20260726_budget-and-finance-summary_v2-1.docx](#)

Councilman Brandon Ludwig moved to approve the items on the consent agenda.
Vice Mayor Dave Welch made the 2nd.
Vote 5-0, all in favor. Motion approved.

10. C2 - Interlocal Agreement for Disaster Debris Management Site (DDMS) Support

🔗 [KH Interlocal Disaster Debris Management Site \(DDMS\).pdf](#)

**Councilman Brandon Ludwig moved to approve the items on the consent agenda.
Vice Mayor Dave Welch made the 2nd.
Vote 5-0, all in favor. Motion approved.**

11. C3 - Road Closure for Boo on the Boulevard

📎 [2026 boo on the blvd resolution.docx](#)

📎 [2026 Revised Maps for Boo on the Boulevard.pdf](#)

**Councilman Brandon Ludwig moved to approve the items on the consent agenda.
Vice Mayor Dave Welch made the 2nd.
Vote 5-0, all in favor. Motion approved.**

12. C2 - Pavilion Rental Alcohol Request Robert Diamond Dec 23 2026

📎 [Robert Diamond Pavilion Rental 12 23 25.pdf](#)

**Councilman Brandon Ludwig moved to approve the items on the consent agenda.
Vice Mayor Dave Welch made the 2nd.
Vote 5-0, all in favor. Motion approved.**

Wendy Harris, Office Manager, spoke with Mr. Diamond, informing him the alcohol request had been approved by the City Council.

13. National Night Out 10/6/26

📎 [National Night Out.pdf](#)

📎 [cokh_special_event_application+\(Revised\)\(3\).docx](#)

**Councilman Brandon Ludwig moved to approve the items on the consent agenda.
Vice Mayor Dave Welch made the 2nd.
Vote 5-0, all in favor. Motion approved.**

Committee Reports / Recommendations

14. Planning and Zoning Report-Dr. John Zieser

Dr. John Zieser, chairman, was not available.

15. Keystone Heights Airport Authority (KHAA) FY26/27 Budget Presentation and Approval

📎 [26.27 Final Budget.xlsx](#)

Mr. David Degenais, Board Member of Keystone Heights Airport Authority, presented the city council with the 2026-2027 budget for the Keystone Heights Airport Authority.

Councilman Brandon Ludwig made a motion to approve the Keystone Heights Airport Authority 2026-2027 budget.

Vice Mayor Dave Welch made a second.

Vote 5-0; the motion was approved.

16. Budget and Finance Committee Report (Draft FY26/27 Budget and Millage Rate Discussion

📎 [Property Tax Analysis Mil Rate Increase July 2026-1.xlsx](#)

📎 [FY 26-27 Draft Budget July 2026-1.pdf](#)

📎 [20260726_budget-and-finance-summary_v2-2.docx](#)

The Budget and Finance Committee submitted a draft of the FY26/27 Budget. The City Council will review it. The City Manager and staff will review cost increases from 2014-2026. The City Manager and staff will estimate average household tax payment impacts from each millage rate choice: max, current, rollback rates. There was much discussion involving the millage rate. The City Council Members discussed the advantages and disadvantages of using the max millage rate of 3.7902. Councilman Knight expressed interest in using a dedicated millage for bond repayment. The millage rate will be discussed at the next meeting. The City will not conduct a 10% budget reduction review until next year.

Action Items

17. City Manager Appraisal Process

🔗 [COKH Jamie Booth Performance Evaluation 2026-2.docx](#)

🔗 [Jamie PE Timeline Template-1.pptx](#)

The City Manager Appraisal process has 7 pages. Each Council member will need to complete and submit their assessment to City Attorney Rich Komando by Sept 14, 2026. He will have it scored by October 3, 2026.

City Attorney Report

18. City Attorney Report-Rich Komando

City Attorney Rich Komando had nothing to report.

Council Comments

19. City Council Comments

Councilman Brandon Ludwig was able to evaluate the stormwater system during a torrential rainstorm. There were 5 inches of rain in one hour. He was able to send the City Manager work orders on areas that needed to be evaluated. He also said this is the reason we have the Flood Vulnerability Assessments ongoing. He wanted to thank the staff for all of their hard work.

Vice Mayor Dave Welch had no comments.

Councilman Dan Lewandowski summarized how Our Country Day ran our Fourth (4th) of July celebrations as a volunteer organization. The event had a 20-page program. He wondered if the Friends of Keystone Heights might be the new version of Our Country Day.

Mayor Nina Rodenroth attended a meeting where the speaker was Layla Collins (2nd lady of Florida). She was also involved with the Leadership Clay visit. She enjoyed the wonderful group. She feels this is a great opportunity.

Councilman Ryan Knight wanted to thank Mayor Nina Rodenroth and Councilman Lewandowski for their hard work on the budget. He also wanted to thank Mr Booth and the staff.

Adjournment

20. Adjournment, Mayor Nina Rodenroth

Mayor Nina Rodenroth adjourned the meeting at 8:15 pm