

City of Keystone Heights City Council

Keystone Heights City Council Special Meeting 6/23/25 630pm

555 S. LAWRENCE BLVD. KEYSTONE HEIGHTS, FL 32656

Date: Jun 23 2025 (630 pm)

Call To Order

[1. Call to Order](#)

Mayor Nina Rodenroth called the meeting to order at 7:00 pm.

Invocation

[2. Invocation: Charlie Van Zant](#)

City Manager Charlie Van Zant led the City Council Room in an invocation.

Pledge of Allegiance

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

Vice Mayor Speedy Kussler led the City Council Room in the pledge of allegiance.

Roll Call

[4. Roll Call City Manager](#)

City Manager, Charles Van Zant called roll.
Mayor Nina Rodenroth-present
Vice Mayor Speedy Kussler-present
Councilman Ryan Knight-present
Councilman Dan Lewandowski-present
Councilman Dave Welch-not present

Public Comments

[5. Public Comments](#)

1. General James Eifert regarding Keystone Airport.

The Firm demands the KHAA pays for the reconstruction cost. The Board voted this down. There was a motion to require the Firm to complete the FAA correction action plan. The board wants by June 25 the Firm will complete placing the property back to the original form, correcting the safety hazards.

The KHAA reserves the right to renew lease. The FAA required the board update them on the board's actions. The FAA notified KHAA board they will go back 6 and 1/2 years of lease amount for fair market value. The KHAA board was directed by the FAA.

The Firm notified the KHAA a suit with 7 counts in Bradford County. This will now be decided by a judge/jury. A request for injunction by the board to be able to take any action for the runway protection zone. The KHAA board will have to talk with the attorney about next steps. This has escalated where the board did not want it to go. They are checking on if their insurance will cover the legal fees. The mayor asked if the board was going to have a special meeting prior to the 25th deadline. The general said no.

City Attorney, Rich Komando sent a letter to the Firm's attorney correcting the errors in their letter regarding who actually owns the Keystone Heights Airport Authority.

2. Mr. Joe Wiggins he feels Keystone is going to have some transitions. They are ready to move on the beginning construction of the Sunrise Estates. They would like to discuss selling some land to the City. They have 50 acres that may be available around Fox Run. He would like to have a meeting with the city staff.

The Mayor thanked Mr. Wiggins for presenting the proposal.

Councilman Lewandowski thinks the door should be open as we need a multi-plex for the government. He appreciated the offer. Councilman Kussler would like a bigger City Hall and library.

City Manager would like to know if the council wants him and City Engineer, Mr. Booth to sit down with Mr. Wiggins to discuss.

The Mayor would like further investigation and discussion.

Mr. Van Zant would like the City Council to be thinking about the next 3 years in the legislature, ie bigger city hall, museum, multi government building. We have representation from our area in the legislature.

Mr. Rich Komando states we should get more information regarding the multi-government building. We should get a buy in from constitutional government offices.

Councilman Lewandowski spoke on the upgrade to our library.

Consent Agenda

6. C2 - Raulerson Food Truck Breakfast-City Staff

☞ [Raulerson Breakfast.pdf](#)

Motion carried.

Councilman Lewandowski made motion.

Councilman Knight second.

all approved.

7. C3 - Mural Project-City Staff

☞ [MURAL AGREEMENT.pdf](#)

☞ [Deed Restriction Artistic Mural June 2025.doc](#)

City Council approved.

8. C1 - Food Truck Ordinance 1st reading

☞ [Food Truck Location Ordinance 06232025.docx](#)

City Attorney, Rich Komando requested this item be moved to the Action Items.

Councilman Lewandowski made the motion, Vice Mayor Kussler second. All approved to move to action item.

9. C2 - Lease Agreement for Office Space-FYI

City Council approved.

10. C1 - Kussler Wedding Alcohol Request October 10-11, 2025

📎 [Kussler Wedding.pdf](#)

motion carried...

Councilman Dan Lewandowski motioned

Councilman Ryan Knight second.

Councilman Kussler was not allowed to vote.

Action Items

11. Museum Update-Dan Lewandowski, City Councilman

Councilman Lewandowski wants the museum to be moved on. He would like to make a series of motions. He does not want this pushed off. He does not want Starke to receive the museum instead of Keystone Heights. He wants the City Council to move tonight.

1. He moves the council to approve a museum and the Southern Heritage Museum to be part of the plan.

2. We work on this in phases.

3. He asks his fellow council members to ask Ms. Arnold to withdraw her letter of resignation. We will lose an extremely valuable community member.

4. Show resolve and commitment to build a business plan. 1st draft business plan.

5. He request the city attorney to prepare a lease agreement on Sunrise Park for the museum.

He presented a map to show how he would like it to be built. He wants to see how committed the community is. He feels this is a great opportunity.

City Attorney Rich Komando felt the last meeting, the museum was not tabled, but the City Manager was given direction to look in to possibilities. He states due diligence was needed in any type of agreement. He stated it was known that Dr. Hiser had shopped this to other municipalities.

Dr. Hiser asked to speak. The Mayor said yes, briefly. She states it was not shopped around. She said she asked Orange Park and there was no property available.

Councilman Ryan Knight asked Dr. Hiser if the City of Starke has given her a proposal. She states she had received a call from Starke and 3 others. She has not contacted anyone back. She says she was basically dismissed. She stated she felt after last meeting it was over.

She then received an email asking for a background check. She states she has never been asked for a background check. She states they are insured. She spoke with Mr. Van Zant and she stated they would never be employees of the City. She states she did not want keys to City Hall. She is trying to give the City a free Museum. She was offended by the request for a background check. She has never had her integrity and ethics, anything of that nature,

It has been 2 years, she has been working to bring the museum somewhere. She states she has a grant for 800,000. This is new and she was going to tell the City last time and she didn't.

Councilman Kussler stated he feels this is rushed. The council has 1600 residents to answer to. He states there is nothing for free. We hold City Manager Van Zant accountable.

He wants Christine Arnold to come back. He stated, Councilman Lewandowski wanted too move quickly. He doesn't want to push other projects to the side.

Mayor Rodenroth states it comes down to two things. 1. First it was a shared museum. Now it is a museum for Southern Heritage. 2. We need to follow the advice of the City Attorney. The Public/Private agreement has to be looked at and the legalities taken care of.

Councilman Knight appreciated that Dr. Hiser had gone through hell in this process. He asked if there was a path forward like a simple lease? Dr. Hiser said that her board would not entertain a motion.

12. Food Truck Ordinance 1st reading

Councilman Ryan Knight moved to make a read title only. Vice Mayor Kussler made the second.

City Attorney Rich Komando read the title.

No public comments.

Mayor Nina Rodenroth asked why there was a 4 week lead. City Attorney Rich Komando stated it was a timeframe in the event the City Staff could not get to immediately.

Council Comments

[13. Council Comments](#)

Councilman Knight thanked the City Staff, KHAA, and City Manager Van Zant for all the hard work. Councilman Lewandowski attended NEFLC he has been approved to be on the board. Dues will increase to 125.00.

Mayor Rodenroth thanked staff for working on the CRA plan. Also, she stated we wanted the museum under the right situation. We will have a museum, it is in the CRA detail, the CRA plan, the strategic plan and the comp plan. She is hoping we can convince Ms. Arnold to be the City Historian.

She attended the Speakeasy Party at the Woman's Club. It was fun to see the community come together.

City Manager Report

[14. City Manager Report](#)

Charlie Van Zant, City Manager explained where we are with our appropriation requests.

City Attorney Report

[15. City Attorney Report](#)

Congratulations to our Vice Mayor for his engagement.

He is disappointed about the museum, but the City Council had to have fiduciary for the city of Keystone Heights. He is sad Ms. Arnold has resigned.

Adjournment

[16. Adjournment](#)

Meeting adjourned at 8:07 pm.