



City of Keystone Heights City Council

Keystone Heights City Council Special Meeting 9/29/25, 6:pm 2nd Budget Reading

555 S. LAWRENCE BLVD. KEYSTONE HEIGHTS, FL 32656

Date: Sep 29 2025 (6:00 PM)

Call To Order

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

Mayor Nina Rodenroth called the meeting to order at 6:01 pm.

Invocation

[2. Invocation-Beau Wright, Deputy City Clerk](#)

Invocation led by Beau Wright, Deputy City Manager.

Pledge of Allegiance

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

Pledge of Allegience led by Vice Mayor Elston Kussler.

Roll Call

[4. Roll Call-James Booth, Interim City Manager](#)

Roll call made by Jamie Booth Interim City Manager:
Mayor Nina Rodenroth-present
Vice Mayor Elston Kussler-present
City Councilman Ryan Knight-present
City Councilman Daniel Lewandowski-present
City Councilman Dave Welch-present
Interim City Manager-James Booth
City Attorney-Rich Komando

Action Items

[5. Fiscal Year 25-26 Property Tax Millage Rate Hearing \(final reading\)](#)

📎 [Ordinance 613_FY25_26 Millage.docx](#)

The final reading of the 2025/26 budget. Vice Mayor Kussler motioned to read the budget by title. Councilman Dan Lewandowski seconded for discussion.

Vote 5-0, all in favor, motion passed.

City Attorney Rich Komando read the ordinance by title.

The interim City Manager discussed the millage rate being at 3.6422.

The Mayor opened the Public Hearing for discussion. No one did. The Mayor closed the Public Hearing. Vice Mayor Kussler made a motion to approve the millage rate.

Councilman Dan Lewandowski seconded the motion for discussion. There were discussions regarding increased taxes, maintaining the current tax rates, and the reserves.

Motion to approve Ordinance 2025-613 at the millage rate of 3.6073 was made by Councilman Dan Lewandowski. Councilman Ryan Knight seconded the motion.

Vote 5-0, all in favor, motion passed.

6. Fiscal Year 25/26 Budget Hearing (final reading)

🔗 [Ordinance 2025_614_FY25_26 Budget.docx](#)

🔗 [GF Budget 25-26.pdf](#)

🔗 [Infrastructure budget 25-26.pdf](#)

🔗 [CRA budget 25-26.pdf](#)

🔗 [Cemetery budget 25'-26'.pdf](#)

Ordinance 2025-615, for the fiscal year 2025-2026 budget.

Councilman Dan Lewandowski made a motion to read the ordinance by title for fiscal year 25-26.

Councilman Dave Welch seconded the motion. The vote was **5-0 in favor; the motion was approved.**

City Attorney Rich Komando read the ordinance by title.

Mayor Nina Rodenroth opened the Public Hearing to public comments. The City Attorney, Rich Komando, requested that, before the Public Hearing, the City Manager explain the differences in the total budget. The Interim City Manager, James Booth, read the differences in the total budget with the change in the millage rate. The total change brings the budget to \$4,536,472.00. The change occurred in the general fund.

Mayor Nina Rodenroth opened the Public Hearing to public comments. There were no public comments. Public Hearing closed.

Councilman Dan Lewandowski motioned that we adopt the 25-26 amended budget as stated by the City Manager. Vice Mayor Kussler seconded the motion. Councilman Lewandowski discussed his gratitude to City Manager James Booth, Fiscal Clerk Tiffany Coleman, and staff regarding the hard work done to make the budget.

Councilman Ryan Knight discussed the outcome of not having to raise taxes for the residents of Keystone Heights. Councilman Dave Welch expressed his gratitude to Councilman Dan Lewandowski for spending hours with the City Manager on the budget. He also expressed gratitude to the City Manager and staff for their hard work to make the budget happen.

Mayor Nina Rodenroth expressed her gratitude to the staff and council.

Mayor Nina Rodenroth asked for a vote. **The vote was 5-0, all in favor, motion passed.**

7. Fiscal Year (FY) 25-26 Property and Workers Compensation Insurance

🔗 [PGIT_Keystone Heights 25-26 Premium Comparison 9.26.25.pdf](#)

🔗 [PGIT_Keystone Heights Proposal 25-26.pdf](#)

🔗 [PGIT_Keystone Heights Signature Bundle 25-26.pdf](#)

🔗 [FMIT_0304 City of Keystone Heights \(25.26\) Renewal REVISED.pdf](#)

🔗 [RFP-2425-044-2025-01-21-08-13-25.docx](#)

[2024-2025-177 Risk Management Assoc Broker Svs BCC#9 - signed.pdf](#)

Mayor Nina Rodenroth asked if we had any public comments. There were none.

Interim City Manager James Booth explained the property and workers' compensation policies renew on an annual basis. He explained that he asked FMIT to look at bringing our rate down. They instead sent a projected increase of about \$20,000.00. The original invoice was around \$86,000. He called FMIT and asked them if they could adjust the premium. They came back with \$99,000.

He then had a meeting with Brown and Brown to see if their rates would be competitive. The original quote from Brown and Brown (with PGIT) was in the low sixties.

He then gave FMIT a chance to adjust their quote, their final quote was \$62,000.00. The Brown and Brown quote came in at around \$61,000. This was approximately \$25,000 less than the original FMIT quote. He recommended the city council move forward with the Brown and Brown quote, \$61,000.

Interim City Manager James Booth recommended that the city council vote to move forward with Brown and Brown.

Mayor Nina Rodenroth requested a motion:

Councilman Dave Welch made the motion. Councilman Dan Lewandowski seconded the motion. The Mayor asked if there were any comments:

Councilman Dan Lewandowski stated that if nothing had been done, the city would have been stuck with a very large bill. He felt that was gouging. He was thankful the Interim City Manager moved forward with acquiring competing bids. The other council members expressed the same thankfulness.

Vote 5-0, motion approved.

[8. Redefining "Greater Keystone Heights" in Chapter 9 Article I Sec. 9-32 \(a\) \(1\) for Keystone Heights Airport Authority Board members.](#)

Interim City Manager James Booth requested that the City Council direct him and the staff to redefine the "greater Keystone area" regarding the Keystone Heights Airport Authority.

General James Eifert commented that he would request a wide net be cast, and then the council would review the applications to appoint the best candidate.

Councilman Ryan Knight made a motion to delay the vote. Councilman Dan Lewandowski seconded the motion. **The vote was 5-0. The motion was approved.**

[9. City of Keystone Heights 2025 Calendar](#)

[City of Keystone Heights City Hall Calendar_Draft 26SEP2025.docx](#)

Interim City Manager James Booth discussed the 2025 calendar. The proposed change is that we need to have a site visit for potential museum locations and parking sites. He suggested the November 3rd meeting (which was moved) be used to accomplish this.

Councilman Dan Lewandowski made a motion to approve all calendar changes. Councilman Ryan Knight seconded the motion. **The vote was 5-0, motion passed.**

[10. Consent Agenda](#)

There were 2 consent agenda items. Approved with two corrections on the prior minutes. Both corrections were made.

[11. Keystone Heights City Council Special Meeting 9/18/25, 6:pm 1st Budget Reading Minutes](#)

[KH Special Council Meeting Sept 18, 2025.pdf](#)

Vice Mayor Elston Kussler motioned to approve the consent agenda items.

Councilman Dave Welch seconded the motion to approve.

Mayor Nina Rodenroth asked if there were any comments.

Vote 5-0 motion passed.

[12. Keystone Heights City Council Meeting 9/18/25 minutes](#)

[KH City Council Meeting Minutes Sept 18 2025.pdf](#)

Vice Mayor Elston Kussler motioned to approve the consent agenda items.
Councilman Dave Welch seconded the motion to approve.
Mayor Nina Rodenroth asked if there were any comments.
Vote 5-0
Motion Passed.

Discussion Only

[13. Discussion Only](#)

Council Comments

[14. Councilman Dave Welch-Consideration of City Manager Position](#)

Councilman Dave Welch requested to discuss making James Booth our permanent City Manager. After much discussion, it was decided to wait until after the original 180 days. The council agreed to place on the November agenda.

Councilman Dan Lewandowski thanked Mrs. Bell for the outstanding Fall Festival. He discussed having permanent structures for festivals. He also discussed concerns about the Flags on Lawrence Blvd. He also received an email regarding the museum. He could not assist as they are not his constituents.

Councilman Ryan Knight asked to make allowances for proposals to add advertisements to the community. He stated he has a meeting with Rep. Judson Sapp to discuss the proposed "property tax elimination". He would like to suggest that the City of Keystone Heights be a test subject. He will update the information at the next regular City Council meeting.

Mayor Nina Rodenroth discussed the August meeting of the FLC Mayors. She is now on the board of directors. She said they have economic data and will be checking our area.

She attended the Clay County Economic Development Corporation Luncheon.. She was also at the ribbon-cutting ceremony for the pickleball courts. She discussed that she will be sharing city information with each business in the City of Keystone Heights. She will be sharing the strategic plan and will get their feedback on how they feel the city can assist the local businesses. She will also be meeting with Rep. Judson Sapp and will discuss the proposed "property tax elimination".

Councilman Dan Lewandowski discussed working with Clay County to build a multi-use government building.

Councilman Ryan Knight asked Interim City Manager, James Booth, about the last Planning and Zoning Meeting's agenda. Interim City Manager, James Booth, explained that the Planning and Zoning Board will be recommending that the City Council not approve the request from Property Armour to rezone their property on Commercial Circle.

City Manager Comments:

Interim City Manager James Booth explained he has been invited to a Rural Economic Conference in Ocala before Thanksgiving. He is requesting the City Council's approval.

The mural is now complete. We are looking at Boo on the Blvd for the ribbon-cutting ceremony.

Rep. Judson Sapp will be here tomorrow from 10-11.

City Attorney Comments:

Rich Komando, City Attorney, stated he thinks the mural looks great.

Adjournment

[15. Adjournment](#)

Mayor Nina Rodenroth adjourned the meeting at 7:54 pm.