



Commission Meeting Minutes

January 27, 2025
7:00 PM

25440 West Newberry Road,
Newberry, Florida 32669

QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Mark Clark Rick Coleman Monty Farnsworth Tim Marden Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Assistant City Manager for Public Works and Utilities	Jamie Jones
Assistant City Manager/CFO	Dallas Lee
Director of Capital Project & Facilities	Joe Lovelady
Director of Community Development	Stacey Hectus
Assistant Director of Capital Project & Facilities	Ryan Young
Assistant Director of Utilities & Public Works	Rance Green
Economic Development Coordinator	Uma Sarmistha
Facilities Supervisor	Tyler Huggins
Records & Administrative Coordinator	Jeannene Mironack

CALL TO ORDER

Mayor Marlowe called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Motion to Add Item 9. City Manager Discussion under Agenda Items, then Approve the Agenda as Amended was made by Commissioner Marden, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

INVOCATION

Tim Marden provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Update to the City Commission on Large Scale Retail (FKA: Big Box)

Community Development Director Hectus presented the item orally.

Discussion ensued.

2. A brief presentation on Newberry's participation in the Alachua County Bicentennial - Alachua 200 kick-off.

Community Development Director Hectus presented the item with a PowerPoint.

Discussion ensued.

3. 2024 Employee of the Year, Years of Service Awards.

City Manager New presented the item with a PowerPoint.

Discussion ensued.

Facilities Supervisor Tyler Huggins was introduced as the 2024 Employee of the Year.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Mayor Marlowe asked for public announcements.

Chris Mack, Newberry Main Street Organization's (NMSO) President, invited everyone to the 2nd Annual BBQ and Blues Festival, February 22nd, 2025, from 9 AM to 4 PM, in Newberry's Historic District. Mayor Marlowe, Commissioner Coleman, Commissioner Clark, Commissioner Mazon, and Assistant City Manager/CFO Lee were selected to be barbecue judges.

Eli Ott, CEO, Happy Home, LLC, invited everyone to their ribbon-cutting event on Thursday, January 30th.

CONSENT AGENDA

**Motion to Approve the Consent Agenda was made by
Commissioner Marden, Seconded by Commissioner Clark.**

**Voting Yea: Commissioner Clark, Commissioner Coleman,
Commissioner Farnsworth, Commissioner Marden,
Commissioner Mazon**

MOTION PASSED 5-0

4. January 13, 2025 Commission Meeting Minutes

5. Payment Registers

PUBLIC HEARINGS AND ORDINANCES

6. Amending the City’s Water and Wastewater Utility Ordinances Related to Repayment of Debt Service.

City Manager New presented the item with a PowerPoint.

Discussion ensued.

Attorney Walker read Ordinance 2025-02 by Title only.

Motion to Approve Ordinance 2025-02 on First Reading was made by Commissioner Marden, Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

7. A request for final plat approval for Phase 4B of the Avalon Woods Mixed-Use development

Resolution 2025-04/SD 24-13, an application by JBPro, Agent for M3 Avalon Woods, LLC, Owner, for approval of the final plat for Phase 4B of the Avalon Woods Mixed-Use development. The project is approximately 12.26 acres containing 89 lots, identified by Alachua County Tax Parcel 01897-008-000.

Economic Development Coordinator Sarmistha presented the item with a PowerPoint.

Discussion ensued.

Economic Development Coordinator Sarmistha stated that the correct Parcel Number is 01897-008-000, as shown in the Agenda Summary and Resolution. The Parcel Number shown on the PowerPoint, 01874-001-000, was a scrivener’s error. (Note: Parcel Number was revised to 01874-001-002 after the Application was received.)

Motion to Approve Resolution 2025-04 was made by Commissioner Marden, Seconded by Commissioner Farnsworth.

Discussion ensued.

Dave McDaniel, M3 Avalon Woods, LLC, responded to questions.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

AGENDA ITEMS

8. Re-appointment of Planning and Zoning Board Members for a one-year extension to expire April 2026 and discussion of appointments for April 2025.

Community Development Director Hectus presented the item with a PowerPoint.

Discussion ensued.

The Commission agreed by consensus to make appointments for the Planning and Zoning Board and Historic Architectural Review Board terms beginning in April 2025 after the 2025 Election.

Attorney Walker read Resolution 2025-05 by Title only.

Motion to Approve Resolution 2025-05 extending the Appointments to April 2026 of the three Planning and Zoning Board members whose terms expired in April 2024; Mr. Donald Long, Ms. Anne Polo, and Ms. Kathi Thomas; was made by Commissioner Mazon, Seconded by Commissioner Marden.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

9. City Manager Discussion

City Manager New introduced the item stating that the Commission was aware that he had submitted his resignation.

Discussion ensued.

The Commission directed staff to present a Draft Interim City Manager Contract for review at the February 10, 2025 meeting.

COMMENTS

Matt McAlhany spoke.

Evan Campbell spoke to the Commission to complete his Boy Scout Merit Badge requirements.

City Manager New, Commissioner Clark, Commissioner Farnsworth, Commissioner Mazon, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 8:22 PM.

Signed and approved on this 10th day of February 2025.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk