



Commission Meeting Minutes

September 22, 2025

25440 West Newberry Road,
Newberry, Florida 32669

7:00 PM

QUORUM CHECK

Mayor	Tim Marden
Commissioners	Rick Coleman Donald Long Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa K. Paul
City Attorney	Kiersten Ballou

Staff:

Assistant City Manager/CFO	Dallas Lee
Director of Utilities & Public Works	Rance Green
Director of Community Development	Stacey Hectus
Fire Chief	Jason Lyman
Principal Planner	Jean-Paul W. Perez
Community Redevelopment Agency Coordinator	Chelsea Bakaitis
Intern Annah McGehee	

Absent:

Commissioner	Mark Clark
Commissioner	Monty Farnsworth

CALL TO ORDER

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

APPROVAL OF AGENDA

Mayor Marden announced the removal of Item 16, Ordinance 2025-43 and from Item 17, Ordinance 2025-58, by the applicant.

With those two changes to the agenda, he called for approval of the agenda.

Motion to approve the amended agenda, with the removal of Item 16, Ordinance 2025-43 and removal of Item 17, Ordinance 2025-58 was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden called for any public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 3 - 0

INVOCATION

Minister Ralph McKnight with Fresh Wind, Mt. Zura Full Gospel Baptist Church, lead the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rick Coleman led the Pledge of Allegiance.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

There were no public comments.

CONSENT AGENDA

1. September 2, 2025, Recreation Visioning Workshop Minutes
2. September 8, 2025, Commission Meeting Minutes
3. Payment Registers
4. Public Records Report July 31, 2024, through September 15, 2025
5. American Pharmacist Month Proclamation
6. Public Power Week
7. Compensation and Salary Schedules

Resolution 2025-47 A Resolution of The City of Newberry, Florida, Amending the Prior Adoption of a Compensation Program and Salary Schedules for City of Newberry Employees, City Clerk, And Elected Officials; Providing Cost-of-Living Adjustments, Repealing All Resolutions in Conflict, And Establishing an Effective Date.

8. Fees and Fines

A Resolution of The City of Newberry, Florida, Establishing Certain Fees by The Amendment of The Schedule of Fees, Rates, And Charges; Superseding the Fees Previously Established; Providing Authority to The City Manager; Providing for Severability; And Providing for Effective Date.

Motion to accept the Consent Agenda was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden asked for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon

MOTION PASSED: 3-0

PUBLIC HEARINGS AND ORDINANCES

9. Adoption of Final Operating Millage Rate

A Resolution Determining and Adopting the Final Rate of Taxation on Real and Personal Property and Making the Annual Levying of Ad Valorem Taxes for The City of Newberry, Florida, For the Fiscal Year 2025-2026; And Providing an Effective Date.

No adjustments were requested.

Attorney Ballou read an overview of proposed Ordinance 2025-44 with an explanation of the TRIM notice.

City Manager Marlowe spoke to the recommendation of Resolution 2025-44.

Assistant City Manager and CFO, Dallas Lee spoke to Ordinance 2025-44.

Motion to adopt the Resolution 2025-44 for Proposed Operating Millage Rate was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon

MOTION PASSED: 3-0

10. Establish a Final Budget.

A Resolution Of The City Of Newberry, Florida; Relating To The City's Budget For The 2025-2026 Fiscal Year; Providing For The Final Appropriation Of Funds Of The City Of Newberry For The Fiscal Year Beginning October 1, 2025, And Ending September 30, 2026; Approving A Final General City Budget; Adopting The Five (5) Year Capital Improvement Program For The City; Providing Authority To The City Management; Prescribing The Terms Conditions And Provisions With Respect To Supplemental Appropriations And Re-Appropriations; Making A Determination Of Public Purpose; Providing For Severability; And Providing An Effective Date.

City Attorney Kiersten Ballou, read Ordinance 2025-45 by title only.

Motion to adopt Resolution 2025-45 to establish the final 2025-2026 budget was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon

MOTION PASSED: 3-0

11. Legislative Hearing: Second Reading of Ordinance 2025 – 69, An Ordinance of the City of Newberry, Florida Pertaining to Electric Utility Services in the City of

Newberry to Amend and Revise Section 98-63 Subsections 1, 2, 3, and 8 of the Code of Ordinances of the City of Newberry Pertaining to the Energy Charged, Providing for Codification of the Same

Assistant City Manager and CFO, Dallas Lee, showed a Power Point presentation concerning proposed electric rates.

City Attorney Kiersten Ballou read Ordinance 2025-69, by title only, into the record.

Motion to adopt Ordinance 2025-69 to amend electric rates was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Long, Commissioner Mazon

Voting Nay: Commissioner Coleman

MOTION PASSED: 2-1

12. Legislative Public Hearing and First Reading of Ordinance 2025 – 70 Water Rates

Assistant City Manager and CFO, Dallas Lee, showed a Power Point presentation concerning proposed water rates.

City Attorney Kiersten Ballou read Ordinance 2025-70, by title only, into the record.

Motion to adopt Ordinance 2025-70 was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Long, Commissioner Mazon

Voting Nay: Commissioner Coleman

MOTION PASSED: 2-1

13. Amending Wastewater Rates

Legislative and Second Reading- An Ordinance Pertaining to Wastewater Service Within the City of Newberry; Amending the Prior Established Rates and Section 98-155 Of the Code of Ordinances of The City of Newberry; Amending Ordinance No. 2024-31; Repealing All Ordinances in Conflict and Providing an Effective Date

Assistant City Manager and CFO, Dallas Lee, showed a Power Point presentation concerning proposed wastewater rates.

City Attorney Kiersten Ballou read Ordinance 2025-71, by title only, into the record.

Motion to adopt Ordinance 2025-71 was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Long, Commissioner Mazon

Voting Nay: Commissioner Coleman

MOTION PASSED: 2-1

14. Future Land Use Map Amendment from Alachua County Rural/Agriculture to Material Oriented Industrial

Legislative second reading of Ordinance 2025-35.

An ordinance of the City of Newberry, Florida, amending Ordinance No. 4-91, as amended, relating to a small-scale amendment to the future land use map of the City of Newberry Comprehensive Plan; providing for a change in future land use classification from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial on certain lands recently annexed within the corporate limits of the City of Newberry, Florida, consisting of 9.6 acres and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

City Attorney, Kiersten Ballou read, by title only, Ordinance 2025-35 into the record to grant a future land use map amendment from Alachua County Rural/Agriculture to Material Oriented Industrial for certain lands.

Jean-Paul Perez, Principal Planner, gave a brief Power Point presentation concerning Ordinance 2025-35 with the recommendation of approval on second reading.

Motion to adopt Ordinance 2025-35 was made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long

Voting Nay: Commissioner Mazon

MOTION PASSED: 2-1

15. Rezoning from Agricultural (A) to Industrial (I) for Laura J. Pries

Quasi-judicial second reading of Ordinance 2025-36.

An ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas of the City of Newberry Land Development Regulations; providing for rezoning from Alachua County Agriculture (A) zoning district to the City of Newberry Industrial (I) zoning district on certain lands within the corporate limits of the City of Newberry, Florida, consisting of 9.6 acres and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

City Attorney Kiersten Ballou read Ordinance 2025-36 by title only.

Mayor Marden reviewed the quasi-judicial procedures and read the presentation order.

City Clerk Randa Paul swore in Jean-Paul Perez, Principal Planner, City Manager Jordan Marlowe, Director of Community Development Stacey Hectus and Brian Hercules.

Mayor Marden asked for ex-parte communication on the application.

ROLL CALL

Commissioner Mazon: NONE

Commissioner Long: NONE

Commissioner Coleman: NONE

Principal Planner Jean-Paul Perez gave brief overview of Ordinance 2025-36, granting a rezoning from Alachua County Agriculture (A) to City of Newberry Industrial (I). Recommended motion is to adopt Ordinance 2025-36. A brief Power Point presentation was shown.

Mayor Marden called for comment from the applicant.

Applicant Brian Hercules spoke to the rezoning purpose with a presentation.

Mayor Marden called for third-party intervenors. There was none.

Mayor Marden asked for final arguments. There were none.

City Attorney Kiersten Ballou advised the Commission that their decision must be based upon substantial and competent evidence.

Motion to adopt Ordinance 2025-36 was made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden called for public Comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long

Voting Nay: Commissioner Mazon

MOTION PASSED: 2-1

16. Small-Scale Future Land Use Map Amendments from Alachua County Rural/Agriculture to City of Newberry Agriculture for Annexation 39 Properties

Legislative Second Reading Public Hearing of Ordinances 2025-37 through -39, -41 through -43, -45 through -48, and -51.

City Attorney Kiersten Ballou read into the record each title separately, of Ordinances 2025-37 through 2025-39, Ordinances 2025-41 and 2025-42, Ordinances 2025-45 through 2025-48 and Ordinance 2025-51 for second reading.

Director Stacey Hectus, AICP, displayed a slide of a parcel map and recommended adoption of all Ordinances on second reading, except for Ordinance 2025-43 that was withdrawn by the applicant.

Motion to adopt all Ordinances as read into the record and recommended was made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon

MOTION PASSED: 3-0

17. Rezonings from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for Annexation 39 Properties

Quasi-Judicial Second Reading Public Hearing of Ordinances 2025-52 through -54, -56 through -58, -60 through -63, and -66.

Mayor Marden reviewed the quasi-judicial procedures and read the presentation order.

City Attorney Kiersten Ballou read into the record each title individually, for Ordinances 2025-52 through 2025-54, Ordinances 2025-56 and 2025-57, Ordinances 2025-60 through 2025-63 and Ordinance 2025-66.

City Clerk Randa Paul swore in Jean-Paul Perez, Principal Planner, City Manager Jordan Marlowe, Director of Community Development Stacey Hectus.

Mayor Marden asked for any ex-parte communication on the application.

ROLL CALL

Commission Rick Coleman: NONE

Commissioner Donald Long: NONE

Commissioner Tony Mazon: NONE

Director Stacey Hectus, AICP, displayed a slide of a parcel map and recommended adoption of all Ordinances on second reading, rezoning all properties from Alachua County Agriculture (A) to City of Newberry Agriculture (A) for annexation, with the exception of Ordinance 2025-58 that was withdrawn by the applicant.

Mayor Marden called for any applicant of mentioned properties to comment.

Mayor Marden called for cross examination and final argument. There was none.

No third-party intervenors were present.

City Attorney Kiersten Ballou advised the Commission that their decision must be based on substantial and competent evidence.

Motion to adopt all Ordinances as recommended was made by Commissioner Long, Seconded by Commissioner Coleman.

Mayor Marden called for any public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon

MOTION PASSED: 3-0

18. Ordinance 2025-68/LDR 25-29 City-initiated rezoning change on approximately 165.88 acres (01919-000-000) currently known as the AgTechFood Park.

Quasi-Judicial, Second Reading of Ordinance no. 2025-68/LDR 25-29: An Ordinance of the City of Newberry, Florida, relating to the rezoning of 165.88 contiguous acres amending the official zoning atlas of the City of Newberry land development regulations; providing for rezoning from Agricultural (A) zoning district to the Agriculture Technology (AT) zoning district on parcel ID 01919-000-000 on certain lands within the corporate limits of the City of Newberry, Florida more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

City Attorney Kiersten Ballou read into the record Ordinance 2025-68 by title only.

City Clerk Randa Paul swore in Jean-Paul Perez, Principal Planner, City Manager Jordan Marlowe, Director of Community Development Stacey Hectus.

Mayor Marden called for ex-parte communication on the application.

ROLL CALL

Commissioner Rick Coleman: NONE

Commissioner Donald Long: NONE

Commissioner Tony Mazon: NONE

Director Stacey Hectus, AICP reviewed and recommended, on second reading, Ordinance 2025-68 approval and adoption for a rezoning change from Agriculture (A) to Agriculture Technology (AT).

Applicant was not in the room.

Mayor Marden called for any third-party intervenors. There were none.

Mayor Marden called for Cross examination. There was none.

Mayor Marden called for final arguments. There was none.

City Attorney Kiersten Ballou advised the Commission that their decision must be based on substantial and competent evidence.

Motion to adopt Ordinance 2025-68 on final reading was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for any public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Long, Commissioner Mazon

MOTION PASSED: 3-0

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Judge Jonathan Ramsey spoke.

City Manager

City Manager Jordan Marlowe made comments.

City Attorney

City Attorney had no comments.

City Clerk

City Clerk Randa Paul had no comments.

Commission

Commissioner Rick Coleman made a comment.

Commissioner Donald Long made comments.

Commissioner Tony Mazon made comments.

Mayor

Mayor Marden made comments.

MEETING ADJOURNMENT

Mayor Marden adjourned the meeting at 8:08 PM.

Signed and approved on this 13th day of October 2025.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk