



Commission Meeting Minutes

June 10, 2024
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 Attorney | Kiersten Ballou |
| Staff: | |
| Director of Capital Projects and Facilities | Travis Parker |
| Fire Chief | Mike Vogel |
| Principal Planner | Jean-Paul W. Perez |
| Executive Assistant | Randa Paul |
| Staff Specialist | Jeannene Mironack |
| Absent: | |
| City Clerk | Judy Rice |

CALL TO ORDER

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

APPROVAL OF AGENDA

Motion to approve the agenda as published was made by Commissioner Marden, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 4-0

INVOCATION

Tim Marden provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Proclamation Recognizing Newberry's Hall Of Fame Barber

Mayor Marlowe proclaimed recognizing Mike Tyson as Newberry's Hall Of Fame Barber.

Discussion ensued.

Commissioner Mazon entered and joined the dais at 7:17 PM.

2. Newberry Ag-Tech Park Feasibility Study and Business Plan

Kamal Latham, GBM Global Solutions, introduced Gary Evans and David Lohr, of Axcel Innovation LLC. Mr. Evans presented Axcel's final reports on the Ag-Tech Park Incubator Feasibility Study and Business Plan with a PowerPoint.

Axcel's findings are that the AgFoodTech Business Incubator is feasible and can make a valuable contribution to the economic growth of Newberry, Alachua County, and neighboring counties.

Discussion ensued.

3. Fire Assessment Update

City Manager New introduced Shane Black, Project Manager, Anser Advisory. Mr. Black presented the results of the fire services study and recommendations for the upcoming assessment.

Discussion ensued.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Naim Erched announced that Newberry's 6U softball team was undefeated and Regional Champions. The team is fundraising for the State Championships at the end of June.

Naim Erched announced that the Opioid Task Force has received an additional \$150,000 grant for radKIDS®. This grant completes the funding to ensure every Elementary School in Alachua County can have the radKIDS® safety education program.

CONSENT AGENDA

**Motion to approve the Consent Agenda was made by
Commissioner Marden, Seconded by Commissioner
Coleman.**

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

MOTION PASSED 5-0

4. May 28, 2024 Special Commission Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

5. Stay on Applications for Large-scale Retail Establishments

Legislative: Second reading of Ordinance 2024-15/LDR 24-10, establishing a Zoning-in-Progress for construction of large-scale retails establishments greater than 80,000 square feet.

Attorney Ballou read Ordinance 2024-15 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Principal Planner Perez and City Manager New responded to questions.

**Motion to enact Ordinance 2024-15 on Second Reading was
made by Commissioner Marden, Seconded by
Commissioner Mazon.**

Discussion ensued.

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

6. Guaranteed Maximum Price (GMP) Proposal for the City Hall Construction Project

Director Parker presented the item with a PowerPoint. He stated that Chris Gregory, Scorpio Construction, and Barnett Chenault, Monarch Architects, were present to respond to questions.

Discussion ensued.

Director Parker and City Manager New responded to questions.

**Motion to authorize the City Manager to execute a contract
with Scorpio Construction, based on the Guaranteed**

Maximum Price (GMP), including all necessary documents was made by Commissioner Mazon, Seconded by Commissioner Marden.

Discussion ensued.

Mayor Marlowe asked for public comment. There was none.

ROLL CALL VOTE

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

Voting Nay: Commissioner Clark

MOTION PASSED 4-1

7. Newberry Public Charter School Update and Proposal for Professional Services

City Manager New presented the item with a PowerPoint.

Discussion ensued regarding contracting for external legal services to support the charter school application.

Manager New stated that the City's costs will be tracked. The debt will be transferred to the Charter School Governing Board to pay the City back within a negotiated timeframe.

Motion to authorize issuance of a task order not to exceed \$110,000 to the City Attorney, which includes the City Attorney subcontracting for external legal services with Arnold Law Firm not to exceed \$100,000, to support the Charter School application was made by Commissioner Clark, 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

Naim Erched presented Education First Newberry's (EFN) nominees for the initial members of the Charter School Governing Board.

Education First Newberry (EFN) nominated Chelsea Fleming as the non-voting Chair.

Newberry Elementary School nominated Veronica Kadala as their representative on the Board.

The above two nominations are automatically appointed to the Charter School Governing Board.

EFN's nominees for membership on the initial Charter School Governing Board are Derek Danne, Leslie McGehee, Leslie Hayes-Morrison, and Shari Jones.

Discussion ensued.

Motion to appoint Derek Danne, Leslie McGehee, Leslie Hayes-Morrison, and Shari Jones as members of the initial Charter School Governing Board was made by Commissioner Mazon, Seconded by Commissioner Clark.

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

8. Special Permit for Temporary Use and Alcohol Service for the Vibes on the Lawn Car & Bike Show to be held on June 22, 2024

Attorney Ballou read Resolution 2024-26 by title only.

Principal Planner Perez presented the item with a PowerPoint, including the seven recommended conditions.

Discussion ensued.

Xavier Woods, Own the Night, LLC, responded to questions.

Motion to approve Resolution 2024-26 for STUP 24-03 for the "Vibes on the Lawn" event and for alcohol service at the event, with the recommended seven (7) conditions, was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. Leslie Hayes-Morrison and Chris Lunsford spoke.

Discussion ensued.

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

COMMENTS

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

Mayor Marlowe announced three Appointments:

- Commissioner Mazon will be the City of Newberry's representative at the Alachua County League Of Cities Meeting on June 25, 2024.
- Commissioner Mazon is Newberry's representative to the North Florida Regional Planning Council. Commissioner Coleman was thanked for serving as the City's representative.
- Commissioner Clark is Newberry's voting member for the Byrne Advisory Board 2024 Annual Meeting.

MEETING ADJOURNMENT

The meeting was adjourned at 9:19 PM.

Signed and approved on this 24th day of June 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk