Commission Meeting Minutes

October 12, 2026
7:00 PM

25493 NW 1st Avenue
Newberry, Florida 32669

QUORUM CHECK

Mayor	Tim Marden
Commissioners	Rick Coleman
	Mark Clark
	Monty Farnsworth
	Donald Long
	Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa Paul
City Attorney	Nicolle Shalley

Staff:

Assistant City Manager	Dallas Lee
Director of Community Development	Stacey Hectus
Director of Utilities and Public Works	Rance Green
Fire Chief	Jason Lyman
Director of Parks and Recreation	Rod Clark
Assistant Director of Community Development	Lauren Yeatter
Permit Technician II	Michael Booth
Programs Coordinator	Andrew Quiros
Staff Assistant	Bailey Fritz

CALL TO ORDER

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

ROLL CALL

Clerk Paul initiated the Roll Call:

Commissioner Coleman:	**Present**
Commissioner Clark:	**Present**
Commissioner Farnsworth:	**Present**
Commissioner Long:	**Present**
Commissioner Mazon:	Clerk Paul noted that Commissioner Mazon was expected to arrive shortly.
Mayor Marden:	**Present**

APPROVAL OF AGENDA

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

Mayor Marden called for comments from the dais and the public. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long**
MOTION PASSED:	**4-0**

INVOCATION
Pastor Gary Bracewell provided the Invocation.

PLEDGE OF ALLEGIANCE
Commissioner Clark led the Pledge of Allegiance.

Mayor Marden asked Pastor Gary to share upcoming events led by CLF Church with the community. Pastor Gary advised of the events.

PRESENTATIONS
(Please limit presentations to 15 minutes)

1. **My City Week Proclamation**

Mayor Marden read the proclamation into the record and presented it to Clerk Paul.

2. **Proclaiming October as National Community Planning Month.**
   Proclamation declaring October 2026 as National Community Planning Month, recognizing the importance of community planning in managing change to benefit the residents and businesses of the City of Newberry.

Mayor Marden read the proclamation into the record.

Director Hectus presented with a PowerPoint.

Mayor Marden presented the proclamation to staff from the Planning Department.

Commissioner Mazon arrived at 7:21 PM

3. Citizens Academy Graduation

Mayor Marden introduced the item.

Coordinator Quiran presented with a PowerPoint and presented the graduates their award.

Graduates: Gail Watson
Lelia Long
Sheron Cheesborough
Joy Ingram
Mary Richardson
Jennie Park
Valeria Blair

Gail Watson provided comments about the program.

Mayor Marden and Commissioner Long stepped out of the chambers to take photos with the graduates

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Mayor Pro-Tempore Farnsworth called for public announcements.

Manager Marlowe made announcements.

CONSENT AGENDA

4. 09.14.2026 Commission Meeting Minutes

Motion to approve the Consent Agenda as published made by Commissioner Mazon, Seconded by Coommissioner Clark.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Mazon**
MOTION PASSED:	**4-0**

Commissioner Long returned to the chambers

PUBLIC HEARINGS AND ORDINANCES

5. Ordinance # 2026-13/CPA 26-11: Large-scale Future Land Use Amendment for Easton Newberry Sports Complex.

Legislative, Second Reading of Ordinance # 2026-13/CPA 26-11. An Ordinance of the City of Newberry, Florida, amending the Future

Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Mixed Use and Recreation to Public Facilities and Land on 4 parcels identified as tax parcel numbers 01874-001-004, 01897-005-000, 01897-005-001, and 01897-006-000; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Pro-Tempore Farnsworth introduced the item.

Attorney Shalley read Ordinance 2026-13 into the record by title only.

Mayor Marden returned to the chambers and the gavel was passed back to him

Assistant Director Yeatter presented with a PowerPoint.

Motion to approve Ordinance 2026-13 on second reading made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for comments from the dais and the public. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

6. **Ordinance # 2026-14/LDR 26-14: Re-Zoning for Easton Newberry Sports Complex.**

Quasi-Judicial, First Reading of Ordinance # 2026-14/LDR 26-14. An Ordinance of the city of Newberry, Florida, amending the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning districts from Agricultural and Mixed Use to Public Facilities on 5 City-owned properties (identified as tax parcel numbers 01874-001-003, 01874-001-004, 01897-005-000, 01897-005-001 and 01897-006-000) located at 24815 NW 16th Avenue and known as the Easton Sports Complex; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a

repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item and advised of the Quasi-Judicial procedures.

Mayor Marden called for disclosure of ex-parte communication:

ROLL CALL:	**Commissioner Coleman:**	**None**
	Commissioner Clark:	**None**
	Commissioner Farnsworth:	**None**
	Commissioner Long:	**None**
	Commissioner Mazon:	**None**

Attorney Shalley read Ordinance 2026-14 into the record by title only.

Attorney Shalley provided an overview of updated Quasi-Judicial procedures coming as a Resolution in the near future.

Clerk Paul swore in Jordan Marlowe, Stacey Hectus, and Lauren Yeatter.

Commission Coleman asked a question. Discussion ensued.

Assistant Director Yeatter provided the staff and applicant presentation with a PowerPoint.

Mayor Marden called for public comment. There was none.

Mayor Marden called for questions from the dais. There were none.

Motion to approve Ordinance 2026-14 on first reading made by Commissioner Mazon, Seconded by Commissioner Coleman.

Voting YEA:	**Commissioner Coleman,** **Commissioner Clark,** **Commissioner Farnsworth,** **Commissioner Long,** **Commissioner Mazon**
MOTION PASSED:	**5-0**

7. Ordinance # 2026-35/CPA 26-15: Small-scale Future Land Use Amendment for North Gateway Commercial.

Legislative, Second Reading of Ordinance # 2026-35/CPA 26-15. An Ordinance of the City of Newberry, Florida, amending the Future

Land Use Map of the City of Newberry Comprehensive Plan by changing the future land use category from Agriculture to Commercial on approximately 24.98 acres (Tax Parcel No. 01922-011-000 located north of Newberry Road in the 300-400 block of NW 202nd Street; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Clerk Paul swore in Jordan Marlowe, Lauren Yeatter, Stacey Hectus, and Kristi Hawley-Rivero.

Attorney Shalley read Ordinance 2026-35 into the record by title only.

Mayor Marden made comments.

Kristi Hawley-Rivero advised that the applicant rested on their presentation.

Motion to approve Ordinance 2026-35 on second reading made by Commissioner Coleman, Seconded by Commissioner Clark.

Mayor Marden called for comments from the dais or public. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

8. Ordinance # 2026-36/LDR 26-22: Small-scale Zoning Amendment for North Gateway Commercial.

Quasi-Judicial, Second Reading of Ordinance # 2026-36/LDR 26-22. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas by changing the Zoning District from Agricultural (A) to Commercial, Intensive (CI) on approximately 24.98 acres (Tax Parcel No. 01922-011-000) located north of Newberry Road in the 300-400 block of NW 202nd Street; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a

repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Clerk Paul swore in Jordan Marlowe, Lauren Yeatter, Stacey Hectus, Kristi Hawley-Rivero.

Attorney Shalley read Ordinance 2026-36 into the record by title only.

Mrs. Hawley-Rivero rested on the applicant's presentation.

Assistant Director Yeatter presented the staff's overview with a PowerPoint.

Mayor Marden called for public comment. There was none.

Mayor Marden called for disclosure of ex-parte communication:

Commissioner Mazon:	**None**
Commissioner Long:	**None**
Commissioner Farnsworth:	**None**
Commissioner Clark:	**None**
Commissioner Coleman:	**None**
Mayor Marden:	**None**

Motion to approve Ordinance 2026-36 on second reading made by Commissioner Coleman, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments from the dais. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

AGENDA ITEMS

9. Road Maintenance Assessment

Mayor Marden introduced the item.

Assistant Manager Lee presented orally.

Peter Napoli, with Stantec, presented with a PowerPoint. Periodic discussion ensued.

Commissioner Coleman, Commissioner Long, and Commissioner Mazon gave a head nod to move forward to the next step in the road maintenance assessment.

Commissioner Coleman made comments.

Commissioner Long made comments.

10. City Manager and City Clerk Annual Merit Evaluation

A Resolution Of The City Of Newberry, Florida, Providing For Merit Pay Increase For City Clerk, Commensurate With An Evaluation By The City Commission; Providing For Merit Pay Increase For City Manager, Commensurate With An Evaluation By The City Commission; Repealing All Resolutions In Conflict; and Providing An Effective Date

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-54 into the record by title only.

Commissioner Farnsworth asked a question. Discussion ensued.

Assistant Manager Lee presented orally.

Motion to approve a 4% merit increase each for the City Manager and City Clerk by Resolution 2026-54 made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden called for comments from the dais and the public. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

11. City Commission Meeting Holiday Schedule

Mayor Marden introduced the item.

Assistant Manager Lee presented the item orally.

Discussion ensued.

Motion to cancel the December 28, 2026 Commission Meeting made by Commissioner Clark, seconded by Commissioner Long.

Mayor Marden called for comments from the dais and public. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Dan Thomas made comments.
Sharon Cheesborough made comments.
Crystal Rushing made comments.

City Manager

Manager Marlowe made comments.

City Attorney

Attorney Shalley had none.

City Clerk

Clerk Paul made comments.

Commission

Commissioner Coleman had none.
Commissioner Clark made comments.
Commissioner Farnsworth made comments.
Commissioner Long made comments.
Commissioner Mazon made comments.

Mayor

Mayor Marden made comments.

MEETING ADJOURNMENT
The meeting was adjourned at 8:57 PM.

Signed and approved on this 9th day of November 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk