Commission Meeting Minutes

September 28, 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	Scott Walker

Staff:

Assistant City Manager	Dallas Lee
Director of Community Development	Stacey Hectus
Director of Utilities and Public Works	Rance Green
Fire Chief	Jason Lyman
Assistant Director of Community Development	Lauren Yeatter
Community Redevelopment Agency Coordinator	Chelsea Bakaitis
Permit Technician II	Michael Booth

CALL TO ORDER

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

APPROVAL OF AGENDA

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

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

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

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

Commissioner Long,
Commissioner Mazon

MOTION PASSED: **5-0**

INVOCATION
Pastor Ian Campbell provided the Invocation.

PLEDGE OF ALLEGIANCE
Commissioner Mark Clark led the Pledge of Allegiance.

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)
Mayor Marden called for Public Announcements. There were none.

CONSENT AGENDA
1. **Budget Workshop Wrap-Up Minutes**
2. **Payment Registers**

Motion to approve the Consent Agenda as published made by Commissioner Long, Seconded by Commissioner Farnsworth.

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

MOTION PASSED: **5-0**

PUBLIC HEARINGS AND ORDINANCES
Manager Marlowe made comments.
Mayor Marden introduced the Public Hearing of the Final Budget

3. **Adopt Final Millage Rate**

A Resolution of The City Of Newberry, Florida, Adopting A Final General Municipal Millage Rate For The Levy Of Ad Valorem Taxes For Fiscal Year 2026-2027 Beginning On October 1, 2026 And Ending On September 30, 2027; Authorizing A Specified Adjustment To The Final Millage Rate; Providing Direction To The City Manager; And Providing An Effective Date.

No adjustments were requested.

Attorney Walker read an overview of proposed Resolution 2026-39 with an explanation of the TRIM notice.

Manager Marlowe spoke to the recommendation of Resolution 2026-39,

Assistant City Manager Lee spoke to Resolution 2026-39.

Motion to adopt Resolution 2026-39 for Proposed Operating Millage Rate was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for comments. There were none.

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

4. Adopt Final Budget

A Resolution Of The City Of Newberry, Florida, Adopting A Final Budget For Fiscal Year 2026-2027 Beginning On October 1, 2026 And Ending On September 30, 2027; Making A Finding Of Public Purpose; Adopting A 5-Year Capital Improvements Program; Authorizing Specified Budget Adjustments; Providing For Reappropriation, Project Financing, And Implementation; Providing For Severability And Providing An Effective Date.

Attorney Walker read Resolution 2026-38 into the record by title only.

Motion to adopt Resolution 2026-38 made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments. There were none.

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

5. Amend Utility Rates

An Ordinance of The City of Newberry, Florida, Amending Chapter 98 - Utilities of The Code of Ordinances by Revising Existing Fees, Rates and Charges for City Utility Services and Imposing a New Water Availability Charge; Providing for Codification and Correction; Providing A Severability Clause; Providing A Repealing Clause; And Providing Directions to the Clerk and Effective Dates.

Attorney Walker read Ordinance 2026-28 into the record by title only.

Assistant Manager Lee presented the proposed utility rates for FY 2026-27.

Motion to approve Ordinance 2026-28 made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments. There were none.

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

Mayor Marden, Assistant Manager Lee, and Manager Marlowe made concluding comments about the end of the Budget Hearing.

6. Capital Improvement Revenue Bond, Series 2026, Fire Training Facility

A Resolution Of The City Commission Of The City Of Newberry, Florida Authorizing The Issuance By The City Of A Not To Exceed $1,150,000 Principal Amount Capital Improvement Revenue Bond, Series 2026, To Provide Funds To Finance Certain Capital Improvements Within The City, Including Fire Training Facilitiy Improvements And Pay All Or A Portion Of The Costs Associated With The Issuance Of Such Bond; Authorizing The Execution And Delivery And The Substantially Final Form Of A Loan Agreement Between The City And The Purchaser Of The Bond; Covenanting To Budget And Appropriate Legally Available Non-Ad Valorem Funds To Pay The Bond; Providing For Repeal Of Inconsistent Provisions; Providing For Severability; And Providing An Effective Date.

Mayor Marden introduced the item.

Attorney Walker read Resolution 2026-51 into the record by title only.

Assistant Manager presented the item orally.

Motion to 1) Approve the resolution authorizing the issuance of the Capital Improvement Revenue Bond, Series 2026, in an amount not to exceed $1,150,000; 2) Accept the proposal from Capital One Public Funding, LLC for a 15 year, tax-exempt fixed-rate loan at 4.99 percent, subject to final credit approval and loan documentation; 3) Authorize the appropriate City officials to execute the closing documents and take the actions necessary to complete the financing, subject to review by the City Attorney and bond counsel made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for comments from the dais.
Commissioner Farnsworth had questions. Discussion ensued.
Mayor Marden had questions. Discussion ensued.

Mayor Marden called for comments from the public.
Christianna Norfleet had questions. Discussion ensued.
Susan Beltz made comments.

ROLL CALL:	**Commissioner Mazon:**	**YEA**
	Commissioner Long:	**YEA**
	Commissioner Farnsworth:	**YEA**
	Commissioner Clark:	**YEA**
	Commissioner Coleman:	**NO**
MOTION PASSED:	**4-1**	

Mayor Marden, Manager Marlowe, Clerk Paul, and Assistant Manager Lee stepped out of the Commission Chambers to execute the bond documents

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

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

Assistant Director Yeatter introduced the item.

Bill Menadier presented the item with a PowerPoint on behalf of the applicant.

Assistant Director presented staff's overview with a PowerPoint.

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

Mayor Pro-tempore Farnsworth called for questions from the dais. There were none.

Mayor Pro-tempore Farnsworth called for questions from the public. Billy Beltz had questions. Discussion ensued.

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

Mayor Marden, Manager Marlowe, Clerk Paul, and Assistant Manager Lee returned to the the Commission Chambers

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

Quasi-Judicial, First 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.

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

Mayor Marden advised of the Quasi-Judicial procedures.

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

Mayor Marden called for disclosure of ex-parte communication:

ROLL CALL:	**Commissioner Coleman:**	**NONE**
	Commissioner Clark:	**NONE**
	Commissioner Farnworth:	**NONE**
	Commissioner Long:	**NONE**
	Commissioner Mazon:	**NONE**

Mr. Menadier presented on behalf of the applicant with a PowerPoint.

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

Mayor Marden called for public comment. There was none.

Mayor Marden called for cross-examination. There was none.

Mayor Marden called for questions from the dais.
Commissioner Coleman had questions. Discussion ensued.

Mayor Marden called for final arguments. There were none.

Attorney Walker advised the decision-making body that their decisions must be made using substantial and competent evidence.

Motion to approve Ordinance 2026-36 on first reading made by Commissioner Mazon, Seconded by Commissioner Long.

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

MOTION PASSED: **5-0**

9. Resolution # 2026-45/ SD 23-02 Eden's Garden Revised Construction Plans.

A Resolution of the City of Newberry, Florida, approving revised Construction Plans for a Planned Residential Development and Subdivision known as "Eden's Garden" consisting of approximately 6.93 acres identified as Tax Parcel ID Number 01919-003-004 located in the 23000 block of NW 11th Road; providing for applicability; and providing an effective date. Quasi-Judicial Public Hearing

Mayor Marden introduced the item.

Attorney Walker read Resolution 2026-45 into the record by title only.

Clerk Paul swore in Jordan Marlowe, Stacey Hectus, Lauren Yeatter, Jack Charnas, Sophie Lancaster, and Joel Lancaster.

Mayor Marden called for disclosure of ex-parte communication:

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

Jack Charnas presented on behalf of the Applicant with a PowerPoint.

Assistant Director Yeatter presented Staff's overview with a PowerPoint.

Mayor Marden called for public comments.
Jessica Carey made comments.
Allen Evans made comments.
Carly Evans made comments.
Mellina Parker made comments.

The Applicant made cross-examination.

Mayor Marden called for questions from the decision-making body:
Commissioner Clark asked questions. Discussion ensued.
Commissioner Coleman asked questions. Discussion ensued.
Commissioner Marden asked questions. Discussion ensued.

Manager Marlowe made comments.

Mayor Marden called for final arguments. There were none.

Attorney Walker advised the decision-making body that their decisions must be based off substantial and competent evidence.

Motion to approve Resolution 2026-45 made by Commissioner Mazon, Seconded by Commissioner Clark.

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

10. Voluntary Annexation #41 request of six applicants for seven parcels. Legislative, Second Reading of Ordinance #2026-29, #2026-30, #2026-31, #2026-32, #2026-33 and #2026-34

Mayor Marden introduced the item.

Attorney Walker read Ordinance 2026-29 into the record by title only.

Motion to approve Ordinance 2026-29 on second reading made by Commissioner Farnsworth, Seconded by Commissioner Long.

Commissioner Coleman stepped out of the chambers

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

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

Director Hectus provided a presentation for all the annexations with a PowerPoint.

Commissioner Coleman returned to the chambers

Attorney Walker read Ordinance 2026-30 into the record by title only.

Motion to approve Ordinance 2026-30 on second reading made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marden called for comments. There were none.

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

Attorney Walker read Ordinance 2026-31 into the record by title only.

Motion to approve Ordinance 2026-31 on second reading made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden called for comments. There were none.

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

Attorney Walker read Ordinance 2026-32 into the record by title only.

Motion to approve Ordinance 2026-32 made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for comments. There were none.

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

Commissioner Long,
Commissioner Mazon.

MOTION PASSED: **5-0**

Attorney Walker read Ordinance 2026-33 into the record by title only.

Motion to approve Ordinance 2026-33 made by Commissioner Long, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments. There were none.

Voting Yea: **Commissioner Coleman,**
Commissioner Clark,
Commissioner Farnsworth,
Commissioner Long,
Commissioner Mazon.

MOTION PASSED: **5-0**

Attorney Walker read Ordinance 2026-34 into the record by title only.

Motion to approve Ordinance 2026-34 made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for comments. There were none.

Commissioner Long stepped out of the chambers

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

MOTION PASSED: **4-0**

AGENDA ITEMS

11. USDA Surplus Land Request

A Resolution Of The City Of Newberry, Florida, Authorizing The Acquisition Of Certain Surplus Federal Real Property; Specifying The Public Purpose Of The Acquisition; Providing Direction And Authorization To The City Manager; Providing A Severability

Clause; Providing A Repealing Clause; And Providing An Effective Date.

Mayor Marden introduced the item.

Manager Marlowe presented the item orally.

Commissioner Long returned to the chambers

Attorney Walker read Resolution 2026-49 into the record by title only.

Motion to approve Resolution 2026-49 made by Commissioner Coleman, Seconded by Commissioner Mazon.

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

Mayor Marden called for comments from the 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)

Duane Baynes made comments.
Mellina Parker made comments.
Sean Johnson made comments.
Jessica Carey made comments.
Susan Beltz made comments.
Tripp Norfleet made comments.

City Manager

Manager Marlowe made comments.

City Attorney

Attorney Walker made comments.

City Clerk

Clerk Paul had none.

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

Mayor
Mayor Marden made comments.

MEETING ADJOURNMENT
The meeting was adjourned at 9:37PM.

Signed and approved on this 26th day of October 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk