



Commission Meeting Minutes

October 14, 2024
7:00 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Mark Clark Rick Coleman Tim Marden Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Kiersten Ballou
Staff:	
Director of Community Development	Stacey Hectus
Assistant Director of Capital Project & Facilities	Ryan Young
Sr. Lieutenant, Fire Department	Kevin Farr
Principal Planner	Jean-Paul W. Perez
Records & Administrative Coordinator	Jeannene Mironack
Absent:	
Commissioner	Monty Farnsworth

CALL TO ORDER

Mayor Marlowe called the meeting to order at 7:00 PM. He noted Commissioner Farnsworth was absent.

APPROVAL OF AGENDA

Motion to remove Items 9 and 10 from tonight's agenda and 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 Marden, Commissioner Mazon

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. Florida City Government Week

Mayor Marlowe proclaimed October 21st through 27th, 2024 as Florida City Government Week in the City of Newberry.

Discussion ensued.

2. Fire Safety Month

Sr. Lieutenant Farr presented the item with a PowerPoint.

Discussion ensued.

CONSENT AGENDA

**Motion to approve the Consent Agenda 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 Marden, Commissioner Mazon**

MOTION PASSED 4-0

3. September 23, 2024 Commission Meeting Minutes

4. October 2, 2024 Special Commission Meeting Minutes

5. Resolution 2024-52 Public Records Policy Update

PUBLIC HEARINGS AND ORDINANCES

6. Re-Adoption of Ordinance 2023-29 for the Westone Planned Residential Development for the purposes of satisfying Florida statute transmittal requirements for adoption of large-scale local land use plan amendments.

Legislative Public Hearing: First Reading of Ordinance 2024-34, re-adopting Ordinance 2023-29 for the purposes of satisfying the requirements of Florida Statute 163.3184(3)(c)2., as amended, regarding the Westone Planned Residential Development (File No. CPA 22-06/FDOC No. 22-07ESR), a large-scale local land use plan amendment from Agriculture to Residential Low Density on ±250 acres, generally located at the intersection of Southwest 15 Avenue and Southwest 266 Street; more particularly described in Ordinance 2024-34.

Attorney Ballou read Ordinance 2024-34 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

City Manager New, Principal Planner Perez, and Dave McDaniel, M3 Development, responded to questions.

Motion to approve Ordinance 2024-34 on first reading was made by Commissioner Marden, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. Paul Hornby spoke.

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

MOTION PASSED 4-0

7. Re-Adoption of Ordinance 2023-21 amending the boundaries of the Urban Service Area for the purposes of satisfying Florida statute transmittal requirements for adoption of large-scale local land use plan amendments.

Legislative Public Hearing: First Reading of Ordinance 2024-35, re-adopting Ordinance 2023-21 for the purposes of satisfying the requirements of Florida Statute 163.3184(3)(c)2., as amended, regarding the amended boundaries of the Urban Service Area and the Urban Service Area Sub Element (File No. CPA 23-09/FDOC No. 23-03ESR), an amendment to the future land use map series and Future Land Use Element, components of the City of Newberry Comprehensive Plan, more particularly described in Ordinance 2024-35.

Attorney Ballou read Ordinance 2024-35 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Motion to approve Ordinance 2024-35 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 Marden, Commissioner Mazon

MOTION PASSED 4-0

8. Establish the Westone Community Development District

Legislative: First reading of Ordinance 2024-36/LDR 24-13, establishing the community development district, a special taxing district, for the Westone Planned Residential Development.

Attorney Ballou read Ordinance 2024-36 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Wes Haber, Attorney, Kutak Rock LLP, responded to questions.

Motion to approve Ordinance 2024-36 on first reading was made by Commissioner Coleman, Seconded by Commissioner Mazon.

ROLL CALL VOTE

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

Voting Nay: Commissioner Marden

MOTION PASSED 3-1

~~9. Public Hearing for Community Development Block Grant (CDBG) – Neighborhood Revitalization (NR) Grant Application~~

~~10. Public Hearing for Community Development Block Grant (CDBG) – Economic Development (ED) Grant Application~~

AGENDA ITEMS

11. Veterans Memorial Park Guaranteed Maximum Price (GMP)

Assistant Director Capital Projects & Facilities Young presented the item with a PowerPoint.

Brent Overturf, Oelrich Construction, Inc., and Debbie Boyd, Veterans' Memorial Committee representative, responded to questions.

Discussion ensued.

Motion to (1) Accept Oelrich Construction's Guaranteed Maximum Price submittal and authorize staff to execute a contract for construction of the project, and (2) Authorize staff to negotiate change orders in an amount not-to-exceed 10% of the GMP, was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

ROLL CALL VOTE

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

Voting Nay: Commissioner Marden

MOTION PASSED 3-1

12. November 11th City Commission Meeting Conflict

City Manager New presented the item verbally.

Motion to approve the November 11, 2024 meeting date be moved to Tuesday, November 12, 2024 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 Marden, Commissioner Mazon**

MOTION PASSED 4-0

13. Charter Officer Annual Evaluations

City Manager New distributed the Charter Officer forms to the Commissioners. He requested the completed Annual Evaluations be emailed or delivered to Tracy Fair, HR Generalist, on or before Monday, October 21, 2024.

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Mayor Marlowe asked for public comment. There was none.

City Manager New requested that the Commission authorize the City Manager to execute an Interlocal Agreement (ILA) to allow Alachua County to coordinate storm debris collection and the County will then submit documentation for Federal Emergency Management Agency (FEMA) reimbursement. City Manager New stated that this ILA will have no cost obligation to the City and will include debris collection from all of incorporated Newberry. He added that City of Newberry operations to-date will be submitted to FEMA for reimbursement.

Discussion ensued.

Motion to authorize the City Manager to execute an Interlocal Agreement (ILA) allowing Alachua County to coordinate storm debris collection and to submit related costs for FEMA reimbursement was made by Commissioner Clark, Seconded by Commissioner Mazon.

Discussion ensued.

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 4-0

City Manager New then made comments.

City Attorney Ballou, City Clerk Rice, Commissioner Coleman, Commissioner Marden, Commissioner Mazon, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:43 PM.

Signed and approved on this 28th day of October 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk