



Commission Meeting Minutes

March 23, 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 Utilities and Public Works	Rance Green
Director of Community Development	Stacey Hectus
Assistant Director of Community Development	Lauren Yeatter
Community Planner	Sarah Vidal

CALL TO ORDER

The meeting was called to order at 7:00 PM.

APPROVAL OF AGENDA

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

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

INVOCATION

Pastor Ralph Williams provided the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Candidate Introduction: Rick Coleman, Group 1

Candidate Rick Coleman, Incumbent, presented orally.

2. Candidate Introduction: Brandy Oldman, Group 1

Candidate Brandy Oldman presented orally.

3. Candidate Introduction: Mark Clark, Group 2

Candidate Mark Clark, Incumbent, presented orally.

4. Candidate Introduction: David Wallace, Group 2

Candidate David Wallace presented orally.

5. City of Newberry and Community Redevelopment Agency Annual Comprehensive Financial Reports for Fiscal Year Ended September 30, 2025

Barbara Gray and Kevin Purvis, Purvis Gray, presented the item with a PowerPoint.

There were comments from the dais.

Manager Marlowe played a video honoring Assistant City Manager Dallas Lee.

6. Proclaiming March 24th as National Agriculture Day

Mayor Marden presented the proclamation.

There were comments from the dais.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Jasmine Thomas, Alachua County Sheriff's Office, made comments.

Mellina Parker, Newberry Historic Association, made comments.

CONSENT AGENDA

7. 3.9.2026 City Commission Meeting Minutes

8. Payment Registers

9. Funding & Grant Administration Task Order for Wastewater Treatment Plant Project

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

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

PUBLIC HEARINGS AND ORDINANCES

10. Ordinance # 2026-01: Small scale Future Land Use amendment from Annexation #40

Legislative, First Reading for Ordinance 2026-01 for CPA 26-01, CPA 26-02, CPA 26-03, CPA 26-04, CPA 26-05, CPA 26-07. 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 Alachua County Rural/Agriculture to City of Newberry Agriculture on 7 parcels identified as tax parcel numbers 02696-010-005, 01925-003-000, 04269-001-000, 04399-004-002, 01833-004-000, 01833-003-001 and 04391-002-000 comprising a portion of Annexation #40; 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 Shalley read Ordinance 2026-01 into the record by title only.

Assistant Director Yeatter presented the item with a PowerPoint.

There were comments from the dais.

Motion to approve Ordinance 2026-01 on first reading made by Commissioner Clark, 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

11. Ordinance # 2026-02: Small scale Zoning amendment from Annexation #40.

Quasi-Judicial Public Hearing, First Reading of Ordinance 2026-02/LDR 26-02, 26-03, 26-04, 26-05, 26-06 and 26-08. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing

the Zoning district from Alachua County Agriculture to City of Newberry Agricultural on 7 parcels identified as tax parcel numbers 02696-010-005, 01925-003-000, 04269-001-000, 04399-004-002, 01833-004-000, 01833-003-001 and 04391-002-000 comprising a portion of Annexation #40; 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 Shalley read Ordinance 2026-02 into the record by title only.

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

Mayor Marden called for ex-parte communication:

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

Mayor Marden explained the Quasi-Judicial procedures.

Mayor Marden confirmed there are no third party intervenors.

Assistant Director Yeatter presented 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 comment from the decision-making body. There was none.

Mayor Marden called for final arguments. There was none.

Motion to approve Ordinance 2026-02 on first reading made by Commissioner Coleman, Seconded by Commissioner Long.

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

MOTION PASSED: 5-0

12. Ordinance # 2026-03: Large scale Future Land Use amendment from Annexation #40.

Legislative, First Reading for transmittal of Ordinance # 2026-03/CPA 26-06. 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 Alachua County Rural/Agriculture to City of Newberry Agriculture on 4 parcels identified as tax parcel numbers 01765-001-000, 01770-000-000, 01772-000-000 and 01772-001-000 comprising a portion of Annexation #40 into the City of Newberry, Florida; 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 Shalley read Ordinance 2026-03 into the record by title only

Assistant Director Yeatter presented the item with a PowerPoint.

Motion to approve Ordinance 2026-03 on first reading made by Commissioner Farnsworth, 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

13. Ordinance # 2026-04: Large scale Zoning amendment from Annexation #40.

Quasi-Judicial Public Hearing, First Reading of Ordinance 2026-04/LDR 26-07. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning district from Alachua County Planned Development to City of Newberry Agricultural on 4 parcels identified as tax parcel numbers 01765-001-000, 01770-000-000, 01772-000-000 and 01772-001-000 comprising a portion of Annexation #40; 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 Shalley read Ordinance 2026-04 into the record by title only.

Mayor confirmed that no additional people entered the room and that there was nobody else who needed to be sworn in.

Mayor Marden called for ex-parte communication:

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

Assistant Director Yeatter presented the item 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 final arguments. There were none.

Mayor Marden asked for comments from the decision-making body. There were none.

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

Motion to approve Ordinance 2026-04 on first reading made by Commissioner Clark, Seconded by Commissioner Long.

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

MOTION PASSED: 5-0

14. Ordinance # 2026-09/CPA 24-04: Large scale Future Land Use Amendment Sandia West.
Legislative, First Reading for transmittal of Ordinance # 2026-09/CPA 24-04. 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 Agriculture to Residential Low Density (4 du/ac) on approximately 160 acres (tax parcel number 02573-000-000) located at 25409 SW 30th Avenue in the City of Newberry, Florida; 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 Shalley read ordinance 2026-09 into the record by title only.

Director Hectus presented the item with a PowerPoint.

Craig Brashear, NV5, presented on behalf of the applicant.

There were questions from the dais.

Mayor Marden called for public comment. There was none.

Motion to approve Ordinance 2026-09 on first reading made by Commissioner Long, Seconded by Commissioner Mazon.

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

Voting No: Commissioner Coleman

MOTION PASSED: 4-1

15. Eliminating the Board of Adjustment, First Reading.

Legislative Public Hearing, First Reading of Ordinance No. 2026-10, an Ordinance of the City of Newberry, Florida, amending the text of the Code of Ordinances related to eliminating the Board of Adjustment; providing for codification and correction; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-10 into the record by title only.

Manager Marlowe provided the staff introduction.

Director Hectus presented the item with a PowerPoint.

Mayor Marden called for comment from the dais. There was none.

Mayor Marden called for public comment. There was none.

Motion to approve Ordinance 2026-10 on first reading made by Commissioner Clark, Seconded by Commissioner Mazon.

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

MOTION PASSED: 5-0

AGENDA ITEMS

16. Resolution 2026-11 FDOT State Road 45 Subordination Agreement

A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA, APPROVING A SUBORDINATION OF CITY UTILITY INTERESTS IN FAVOR OF FDOT FOR THE STATE ROAD 45 (US 41)

SIDEWALK PROJECT; AUTHORIZING THE CITY MANAGER TO TAKE ALL OTHER ACTIONS ASSOCIATED WITH THE SUBORDINATION PROCESS; PROVIDING FOR SEVERABILITY; REPEALING ALL RESOLUTIONS IN CONFLICT, AND PROVIDING AN EFFECTIVE DATE.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-11 into the record by title only.

Manager Marlowe presented the item orally.

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

Mayor Marden called for public comment. There was none.

Motion to approve Resolution 2026-11 and authorize the City Manager to execute all documents associated with the subordination process made by Commissioner Mazon, Seconded by Commissioner Clark.

Discussion ensued.

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

MOTION PASSED: 5-0

17. Septic to Sewer Conversion for Springs Resilience Grant Agreement

Mayor Marden introduced the item.

Assistant Manager Lee presented the item with a PowerPoint.

Discussion ensued.

Mayor Marden called for any additional comments from the dais or the public. There was none.

Motion to approve the grant agreement and authorize the City Manager or designee to execute the agreement and any related documents required to implement the project made by Commissioner Mazon, Seconded by Commissioner Coleman.

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)

There were none.

City Manager

Manager Marlowe had comments.

City Attorney

Attorney Shalley had comments.

City Clerk

Clerk Paul had comments.

Commission

Commissioner Coleman had comments.

Commissioner Clark had comments.

Commissioner Farnsworth had comments.

Commissioner Long had comments.

Commissioner Mazon had comments.

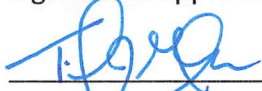
Mayor

Mayor Marden had comments.

MEETING ADJOURNMENT

The meeting was adjourned at 8:41 PM.

Signed and approved on this 27th day of April 2026.



Timothy R. Marden, Mayor



Randa K. Paul, City Clerk