



Commission Meeting Minutes

November 25, 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 Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Assistant City Manager/CFO	Dallas Lee
Director of Capital Project & Facilities	Joe Lovelady
Director of Recreation	Rod Clark
Assistant Director of Finance & Administration	Amanda Hagan
Economic Development Coordinator	Uma Sarmistha
Principal Planner	Jean-Paul W. Perez
Staff Assistant	Missy Claude
Records & Administrative Coordinator	Jeannene Mironack

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 Mazon.

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

INVOCATION

Pastor Ian Campbell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

Attorney Walker entered and joined the dais at 7:03 PM.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Newberry High School Career Fair

Staff Assistant Claude presented the item with a PowerPoint.

Discussion ensued.

2. 2024 Christmas Plans Update

Recreation Director Clark presented the item with a PowerPoint.

Discussion ensued.

3. GFOA Certificate of Achievement for Excellence in Financial Reporting

Assistant City Manager/CFO Lee presented the item with a PowerPoint.

Discussion ensued. It was noted that this is the sixth consecutive year that the City has earned this award.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Brandy Oldman requested a Stop sign at NW 257th Street and NW 4th Avenue.

CONSENT AGENDA

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

ROLL CALL VOTE

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

MOTION PASSED 4-1

Discussion ensued.

Motion to Reconsider Approval of Agenda, removing Item 7 from the Consent Agenda, and moving it to the end of Public Hearings 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 Farnsworth, Commissioner Marden,
Commissioner Mazon**

MOTION PASSED 5-0

- 4. November 18, 2024 Special Commission Meeting Minutes**
- 5. Federally Funded Subaward and Grant Agreement for Hurricane Debby DR4806 (FEMA Reimbursement Agreement)**
- 6. Construction Plans for Newberry Municipal Wastewater Treatment Facility Master Stormwater Pond.**

Resolution 2024-60/SD 24-16, an application by CHW, an NV5 Company, agent, on behalf of the City of Newberry, Florida, owner, for approval of construction plans for a master stormwater pond servicing the Newberry Municipal Wastewater Treatment Facility located at 2429 Southwest 266 Street on a site consisting of ±95.97 acres.

~~**7. A request for final plat approval for Magnolia Acres**~~

~~Resolution 2024-57/SD 24-14, request by Eda Consultants inc., Agent on behalf of RRL Newberry Holding, LLC., for approval of the final plat for Magnolia Acres Subdivision. The project is approximately 80 acres containing 15 lots, generally located south of SW 15th Avenue and East of SW 226th Street.~~

8. Payment Registers

PUBLIC HEARINGS AND ORDINANCES

9. Fiscal Year 2024 Final Budget Amendment

Resolution 2024-61. A Resolution Of The City Commission Of The City Of Newberry, Florida, Adopting Final Amendments To The Fiscal Year 2023-2024 Budget; And Providing For Severability, Conflicts, An Effective Date.

Attorney Walker read Resolution 2024-61 by title only.

Assistant Director of Finance & Administration Hagan presented the item with a PowerPoint.

**Motion to Adopt Resolution 2024-61 was made by
Commissioner Mazon, 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

10. Second reading for a Small-Scale Future Land Use Map Amendment from Industrial to Commercial

Legislative Public Hearing: Ordinance 2024-28/CPA 24-09, a petition by Joy Glanzer, on behalf of Coleman Gerald & Melanie, owners, to amend the Future Land Use Plan Map of the Comprehensive Plan of the City of Newberry from Industrial to Commercial, on property located at 849 NW SR 45 consisting of approximately 1.28 acres; identified as Parcel Number 01898-000-000.

Attorney Walker read Ordinance 2024-28 by title only.

Economic Development Coordinator Sarmistha presented the item and staff recommendation with a PowerPoint.

Motion to Enact Ordinance 2024-28 on Second Reading was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment.

Brandy Oldman spoke.

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

MOTION PASSED 5-0

11. Second Reading: Rezoning the property located at 849 NW SR 45 from industrial (I), to Commercial, Intensive (C-I).

Quasi-Judicial Public Hearing: Ordinance 2024-29/LDR 24-22, an application Joy Glanzer, on behalf of Coleman Gerald & Melanie, owners, to amend the zoning atlas of the City of Newberry from Industrial (I) to Commercial, Intensive (CI) for a site located at 849 NW SR 45 consisting of approximately 1.28 acres; Alachua County Tax Parcel Number 01898-000-000.

Mayor Marlowe reviewed the quasi-judicial procedures and read through the presentation order.

Attorney Walker read Ordinance 2024-29 by title only.

Clerk Rice swore in Economic Development Coordinator Uma Sarmistha.

Mayor Marlowe asked for ex parte communication on the application.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Marden: NONE

Commissioner Mazon: NONE

Economic Development Coordinator Sarmistha presented the item and staff recommendation with a PowerPoint.

The Applicant was not present.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment, there was none.

Discussion ensued.

There was no cross examination or final arguments.

Attorney Walker advised the Commission that their decision must be based upon substantial and competent evidence.

Motion to Enact Ordinance 2024-29/LDR 24-22 on Second Reading 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 Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

12. Second Reading: Rezoning the property located at 22 SW 258th Street from Commercial, Neighbor (CN), to Commercial, Central Business District(C-CBD).

Quasi-Judicial Public Hearing: Ordinance 2024-37/LDR 24-25, an application Juan Daniel Garcia, Dura Design Build agent for Hedges Eye Care and Dr Stephen Hedges, owners, to amend the zoning atlas of the City of Newberry from Commercial, Neighborhood (CN) to Commercial, Central Business District (C-CBD) for a site located at 22 SW 258th Street consisting of approximately 0.16 acres; Alachua County Tax Parcel Number 02272-000-000.

Mayor Marlowe confirmed that no one had entered the room after his initial review of the quasi-judicial procedures and presentation order.

Attorney Walker read Ordinance 2024-37 by title only.

Clerk Rice swore in Juan Daniel Garcia, Dura Design Build.

Economic Development Coordinator Uma Sarmistha remained sworn.

Mayor Marlowe asked for ex parte communication on the application.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Marden: NONE

Commissioner Mazon: NONE

Economic Development Coordinator Sarmistha presented the item and staff recommendation with a PowerPoint.

Juan Daniel Garcia stated he was available to answer questions on behalf of the Application.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment, there was none.

Discussion ensued.

There was no cross examination or final arguments.

Attorney Walker advised the Commission that their decision must be based upon substantial and competent evidence.

**Motion to Enact Ordinance 2024-37 on Second Reading
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

13. Newberry Stormwater Capital Assessment Program - Resolution of Intent

Resolution No. 2024-50. A Resolution Of The City Of Newberry, Florida Electing To Use The Uniform Method Of Collecting Non-Ad Valorem Special Assessments Levied Within The Incorporated Area Of The City; Stating A Need For Such Levy; Providing For The Mailing Of This Resolution; And Providing For An Effective Date.

Attorney Walker read Resolution 2024-50 by title only.

Assistant City Manager/CFO Lee presented the item.

Discussion ensued.

**Motion to Approve Resolution No. 2024-50 was made by
Commissioner Clark, Seconded by Commissioner Coleman.**

Mayor Marlowe asked for public comment.

Brandy Oldman spoke.

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

MOTION PASSED 5-0

7. A request for final plat approval for Magnolia Acres

Resolution 2024-57/SD 24-14, request by eda consultants inc., Agent on behalf of RRL Newberry Holding, LLC., for approval of the final plat for Magnolia Acres Subdivision. The project is approximately 80 acres containing 15 lots, generally located south of SW 15th Avenue and East of SW 226th Street.

Attorney Walker read Resolution 2024-57 by title only.

Economic Development Coordinator Sarmistha presented the item and staff recommendation with a PowerPoint.

Discussion ensued.

Motion to Approve Resolution 2024-57 was made by Commissioner Marden, Seconded by Commissioner Coleman.

Manager New commented.

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

14. Seaboard Drive Land Acquisition

City Manager New presented the item with a PowerPoint.

Discussion ensued.

Motion to Authorize the City Manager to offer \$110,000 for the purchase of property at 25329 Southwest 2nd Avenue and to close on the property if the offer is accepted was made by Commissioner Clark, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment.

Brandy Oldman spoke.

Discussion ensued.

ROLL CALL VOTE

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

MOTION PASSED 4-1

Manager New stated that this property acquisition will also need to be heard by the Community Redevelopment Agency Board. That meeting is scheduled for December 9, 2024.

15. Easton-Newberry Sports Complex Land Acquisition from the Suwannee River Water Management District.

Director of Capital Projects and Facilities Lovelady presented the item with a PowerPoint. Discussion ensued.

Motion to Accept a 60-acre (+/-) land donation from the Suwannee River Water Management District (SRWMD) and Authorize the City Manager and City Attorney to schedule a closing on the property and execute the required documents was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment.

Brandy Oldman spoke.

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

MOTION PASSED 5-0

16. 2024 City Commission Meeting Schedule

Manager New presented the item with a PowerPoint.

Discussion ensued.

Motion to Cancel the December 23, 2024, Commission Meeting 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 Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

17. Charter Officer Annual Evaluations

Assistant City Manager/CFO Lee Discussion ensued.

Mayor urged Commissioners who have not already done so to submit their evaluations to Human Resources on Tuesday, November 26, 2024.

Assistant City Manager/CFO Lee requested Charter Officers receive the 2% minimum merit raise, effective this payroll period.

Discussion ensued.

The Commission approved increasing the Charter Officers pay by 2%, effective this pay period, by Consensus.

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Andrew Caplan presented a list of Charter School Budget Questions, which he provided to the City Clerk. (Attachment A)

Jeannene Mironack and Brandy Oldman spoke.

City Manager New, City Attorney Walker, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:09 PM.

Signed and approved on this 9th day of December 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk

Attachment (1): Attachment A, Andrew Caplan's Charter School Budget Questions

Charter budget questions

1. If this budget is as solid as were told just a couple of weeks ago, why is it decreasing the computer-to-children ratio to 4 to 1?
2. Many of us have asked why advocates of this plan did not start their own smaller community school. The answer was there wasn't enough start-up money. But the city is now offering \$2.2 million, on top of all these other possible grants we're now hearing of. Why wasn't any of that money an option to start a school to help with crowding?
3. At the last meeting, residents were told those funds would be a backstop, but the budget and accompanying emails show the school is very much reliant on these funds, as it operates in the negative for the first 3 years without it. Why are we being told otherwise?
4. We keep hearing that teachers will see a big pay increase under this budget and that all employees will stay. However, this budget shows a reduction of about 15 employees. It shows the teacher raise is only 0.5% COLA, and a "highly effective" raise of 1.5% (if they qualify). ACPS offered teachers the 1.6% on top of an additional 1% step-plan increase. This doesn't include next year's raises either. Why the drop-off in future pay increases for teachers? Will they also receive supplemental pay benefits like they do now and where is that in the budget?
5. We have been told many times that ALL students would have transportation to the schools. This budget shows only 33% student ridership. What is the current ridership of NES? And does this plan use the district's current zone/boundaries. Will there be a radius map made public?
6. The city keeps calling this board a "governing board." But if that is the case, I am curious to know if the application process was publicly noticed and how so few knew it was happening much like the rollout of this plan. The board has been meeting apparently for all these decisions but most parents don't seem to know when or where or even how to get ahold of them. Will that change so that parents can know what's being decided for our students? Will this board offer the same level of transparency as the SBAC, which has countless public workshops, special meetings and 2 regularly scheduled meetings per month?
7. The new budget shows the costs of meals will nearly double. On top of that, NES students will no longer be eligible for the National School Lunch Program, which provides free and reduced breakfast and lunch (at least not until halfway into the next school year). Can someone explain how this is a better option?
8. All the kitchen equipment and workers appear to be completely missing in this new budget. Why is that? Who will serve the lunches?

9. The budget shows the financial services for the potential charter school to be outsourced to a private company. Why not do this internally so the documents can be posted publicly and easily accessible?

10. EDEP appears to operate in a surplus but will lose staff under this plan. We were told EDEP prices would remain the same as the district's and not increase. If this is true, why are we paying so much extra into EDEP for this budget to work versus the actual cost of service, while also having less safety for people watching the kids?

Andrew Caplan
AcaplanFL@gmail.com