



# Commission Meeting Minutes

June 12, 2023  
7:00 PM

25440 West Newberry Road  
Newberry, Florida 32669

## QUORUM CHECK

Commissioners

Mark Clark  
Rick Coleman  
Monty Farnsworth  
Tim Marden  
Tony Mazon

City Manager

Mike New

City Clerk

Judy Rice

City Attorney

Kiersten Ballou

Staff:

Director of Planning & Economic Development  
Principal Planner  
Senior Planner  
Staff Assistant

Bryan Thomas  
Jean-Paul Perez  
Uma Sarmistha  
Jeannene Mironack

Absent:

Mayor

Jordan Marlowe

## CALL TO ORDER

Chairperson Pro-Tempore Farnsworth called the meeting to order at 7 PM.

## APPROVAL OF AGENDA

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

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

**MOTION PASSED 4-0**

## INVOCATION

Reverend Joy Glanzer provided the invocation.

## PLEDGE OF ALLEGIANCE

Commissioner Clark led the pledge.

## **PRESENTATIONS**

### **1. Field Trip to Tallahassee's Cascade Park**

City Manager Mike New, PE, presented a PowerPoint regarding the City's Department Heads' Field Trip to Tallahassee's Cascade Park.

## **PUBLIC ANNOUNCEMENTS**

None.

## **CONSENT AGENDA**

**Motion made by Commissioner Marden to approve the Consent Agenda, Seconded by Commissioner Clark.**

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

**MOTION PASSED 4-0**

- 2. May 22, 2023, Regular Commission Meeting Minutes**
- 3. June 7, 2023, Budget Kickoff and Overview Workshop Minutes**

## **PUBLIC HEARINGS AND ORDINANCES**

- 4. A request to rezone three (3) parcels from Commercial, General (CG) to Commercial, Central Business District (C-CBD) for the "Bounds Properties" consisting of ±0.9 acres.**

Quasi-Judicial Public Hearing: Second reading of Ordinance 2023-18/LDR 23-11, an application by Norfleet Construction Group, LLC on behalf of Bounds Properties, LLC to change the zoning designation from Commercial, General (CG) to Commercial, Central Business District (C-CBD) for the "Bounds Properties" generally located at the southwest corner of State Road 26/West Newberry Road and Southwest 257 Street consisting of approximately 0.9 acres; identified by Alachua County Tax Parcel Numbers: 02231-000-000, 02232-000-000, and 02233-000-000.

Attorney Ballou reviewed the quasi-judicial procedures and read through the presentation order. She also read Ordinance 2023-18 on second reading by title only.

Clerk Rice swore in Principal Planner Perez and Tripp Norfleet, Norfleet Construction Group, LLC.

Attorney Ballou asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Marden.**

There was no third-party intervenor present.

Principal Planner Perez provided the staff overview.

Tripp Norfleet stated the applicant did not have a presentation, but was available for questions.

Principal Planner Perez provided the staff report with a PowerPoint.

Attorney Ballou asked for public comment. There was none.

There was no cross-examination or Board questions.

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

**Motion made by Commissioner Clark to enact  
Ordinance 2023-18/LDR 23-11 on second reading,  
Seconded by Commissioner Coleman.**

Attorney Ballou asked for public comment. There was none.

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

**MOTION PASSED 4-0**

**5. Replat of Lot 1 of the Bartley Lane Subdivision to cure building setback line encroachments.**

Quasi-Judicial Public Hearing, Resolution 2023-32/SD 23-04, a request by James Sheppard and Sylvester Brown to replat Lot 1 of the Bartley Lane Subdivision identified by Alachua County Tax Parcel Number 02386-010-001.

No one new had entered the room. Principal Planner Perez remained sworn.

Attorney Ballou asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Marden.**

There was no third-party intervenor present.

Principal Planner Perez provided the staff overview and the staff report with a PowerPoint.

The applicants were not present.

Attorney Ballou asked for public comment. There was none.

Discussion ensued.

There was no cross-examination.

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

Attorney Ballou asked for public comment. There was none.

**Motion made by Commissioner Coleman to approve replat of Lot 1 of the Bartley Lane Subdivision with staff conditions, Seconded by Commissioner Clark.**

Attorney Ballou asked for public comment. There was none.

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

**MOTION PASSED 4-0**

## **AGENDA ITEMS**

### **6. Solid Waste Collection Services Agreement**

City Manager Mike New, PE, presented a PowerPoint regarding the City's Solid Waste Collection Services Agreement.

Dayna Miller, Waste Pro USA, Director of Government Affairs in the Northeast Florida Region, stated that Waste Pro looks forward to continuing their contract with the City of Newberry.

Discussion ensued.

**Motion made by Commissioner Clark to 1) Authorize the City Manager to negotiate a five (5) year contract extension with WastePro USA for solid waste services, and 2) Bring the proposed extension back for consideration within 75 days (by September 1, 2023). Seconded by Commissioner Marden.**

Attorney Ballou asked for public comment. There was none.

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

### **7. Agenda Topics for Joint Meeting between Newberry City Commission and Alachua County Board of County Commissioners**

City Manager Mike New, PE, presented a PowerPoint regarding joint meeting agenda topics. He announced that the joint meeting is scheduled for July 10, 2023, beginning at 7 PM at the Easton Newberry Sports Complex.

Candidate topics that staff identified for discussion are:

1. Newberry Environmental Park including
  - Proposed Alachua County Meat Processing Facility,
  - Proposed Alachua County Rural Collection Center / Small Quantity Hazardous Materials Collection Center
  - Proposed Alachua County / Newberry Fire Training Facility

- County Road 337 Improvements
- 2. Newberry Projects / Initiatives Update
  - Wastewater Treatment Plant Expansion / Regional Treatment Facility
  - Advanced Metering Infrastructure Deployment
  - State Road 26 Road Improvements (Twin Pairs)
  - Impact Fees
  - Transportation Projects
  - City Hall
  - Urban Services Area
  - Comprehensive Plan Update
  - Champions Park
  - Veterans Memorial Park
- 3. Alachua County Projects / Initiatives Update

Discussion ensued.

City Manager Mike New asked for public comment. There was none.

The Board approved the suggested topics by acclamation.

Commissioner Mazon entered the room and joined the dais at 8:04 PM.

#### **8. Renovation of Newberry's Historic Electric Generating Plant.**

City Manager Mike New, PE, presented a PowerPoint regarding potential renovation of Newberry's Historic Electric Generating Plant.

City Manager Mike New asked for public comment. Joy Glanzer spoke.

Discussion ensued.

#### **COMMENTS**

City Manager New, City Clerk Rice, Commissioner Mazon, Commissioner Clark, and Commissioner Coleman made comments.

#### **MEETING ADJOURNMENT**

The meeting was adjourned at 8:09 PM

Signed and approved on this 26th day of June 2023.

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Jordan Marlowe, Mayor

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Judy S. Rice, City Clerk