



# Commission Meeting Minutes

May 13, 2024  
7:00 PM

25440 West Newberry Road  
Newberry, FL 32669

## QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Rick Coleman Monty Farnsworth Tim Marden Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Assistant City Manager for Public Works and Utilities	Jamie Jones
Deputy Fire Chief	Ed Griffin
Principal Planner	Jean-Paul Perez
Executive Assistant	Randa Paul
Permit Technician	Michelle Vance
Absent:	
Commissioner	Mark Clark

## CALL TO ORDER

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

## APPROVAL OF AGENDA

**Motion to approve the agenda was made by Commissioner Marden, Seconded by Commissioner Coleman.**

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

**MOTION PASSED 4-0**

## INVOCATION

Pastor Andy Cook provided the invocation.

## **PLEDGE OF ALLEGIANCE**

Mayor Marlowe led the Pledge of Allegiance.

## **PRESENTATIONS**

*(Please limit presentations to 15 minutes)*

### **1. Alachua County Library District - Newberry Branch Presentation Summer Reading Programs**

Marlin Day, Newberry Branch Library Manager, presented the Alachua County Library District's Summer Reading Programs and the Newberry Branch Library's Summer Activities schedule with a PowerPoint.

### **2. City Roadway Project Updates**

Assistant City Manager for Public Works and Utilities Jamie Jones presented an update of City Roadway Projects with a PowerPoint.

### **3. Historic Preservation Month Proclamation.**

Principal Planner Perez spoke.

Mayor Marlowe proclaimed May as "Historic Preservation Month" in Newberry.

## **PUBLIC ANNOUNCEMENTS**

*(Please limit announcements to 2 minutes)*

Naim Erched announced that the Newberry Opioid Task Force has been awarded a \$200,000 grant from Opioid Settlement Funds, administered by a Lutheran non-profit.

Naim Erched announced the Watermelon Festival is this Saturday at CountryWay Town Square.

Brandy Oldman requested a Stop Sign or other traffic calming method at NW 254th Street and 4th Avenue.

## **CONSENT AGENDA**

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

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

**MOTION PASSED 4-0**

### **4. April 22, 2024 Commission Swearing In Ceremony Minutes**

### **5. April 22, 2024 Commission Meeting Minutes**

## **PUBLIC HEARINGS AND ORDINANCES**

### **6. Continuance of Ranch 2nd Reading**

*Quasi-Judicial Public Hearing: Second reading of Ordinance 2024-14/LDR 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants, agent, on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co., owners, to change the zoning designation from Agricultural (A) to Planned Development (PD) for a development known as NC Ranch Planned Development on a site consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-24.*

Mayor Marlowe reviewed the quasi-judicial procedures and read through the presentation order. There was no third-party intervenor present.

Clerk Rice swore in Principal Planner Jean-Paul Perez.

Principal Planner Perez requested continuance of the item to May 28, 2024, at 7 PM.

**Motion for continuance to May 28, 2024, at 7:00 PM was made by Commissioner Coleman, Seconded by Commissioner Farnsworth.**

Discussion ensued.

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 4-0**

### **7. Golf Carts on City Streets Ordinance Amendment**

Legislative, second reading of Ordinance 2024-12/LDR 24-09, amending section 94-38 of the City of Newberry Code of Ordinance relating to amending the definition of golf cart operators.

Attorney Walker read Ordinance 2024-12 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

**Motion to enact Ordinance 2024-12 on second reading was made by Commissioner Farnsworth, Seconded by Commissioner Marden.**

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 4-0**

**8. Construction Plans for the Commercial Portion of Highland Park Formerly Known as Newberry Plaza Planned Development.**

Resolution 2024-18/SD 24-01, an application by CHW, an NV5 company, Agent, on behalf of Newberry Plaza LLC, Owner, for approval of construction plans related to the commercial portion of the Highland Park (formerly known as Newberry Plaza) Planned Development on ±7.1 acres generally on the south side of State Road 26/West Newberry Road, between Newberry Lane and Southwest 242 Terrace; Parcel No. 01932-000-000.

Principal Planner Perez presented a PowerPoint of the staff overview for the application. Discussion ensued.

**Motion to continue until May 28, 2024, was made by Commissioner Coleman, Seconded by Commissioner Farnsworth.**

Discussion ensued.

Travis Hastay, PE, CHW's Engineer of Record for the application, spoke.

Vincent Lentino, Director of Private Equity, Gromax Development Partner, spoke.

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 4-0**

**AGENDA ITEMS**

**9. Newberry Public Charter School Conversion Initiative**

City Manager New, introduced Chelsea Leming, Board Member of Education First Newberry.

Ms. Leming requested that the City Commission direct City staff to work with Education First Newberry to prepare and submit an application to the State Charter Review Commission to convert Newberry Elementary School to a public charter school, including naming a governing board for the new 501(c)(3) charter holding entity.

Joel Searby, Board Member of Education First Newberry, responded to questions.

Discussion ensued.

**Motion made by Commissioner Coleman, Seconded by Commissioner Mazon.**

Attorney Walker read the recommended motion; Direct staff to work with Education First Newberry (and/or a subsequently created entity) and the School Board of Alachua County as necessary, to prepare and submit an application to the State Charter Review Commission to convert Newberry Elementary School to a public charter school with a planned opening date of August 2025.

Mayor Marlowe added this work will include but not be limited to the tasks as shown on the PowerPoint slide. Those tasks are:

- Assisting in establishing a governing board,
- Developing short and long-term operating agreements between Education First Newberry (and/or subsequently created entity) and the City of Newberry establishing terms and conditions during the application process and, eventually, for operations of the charter school,
- Contracting with other persons or entities, and hiring staff as necessary,
- Developing budgets as necessary for the charter school.

**Commissioner Coleman confirmed that the recommended motion was his motion. Commissioner Mazon confirmed the recommended motion was seconded by him.**

Discussion ensued.

Mayor Marlowe asked for public comment.

Brandy Oldman spoke.

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

**MOTION PASSED 4-0**

#### **10. McCauley/WEEC v. City of Newberry Tolling Agreement**

City Attorney Walker introduced the item.

Discussion ensued.

City Manager New responded to questions.

Discussion ensued.

**Motion made by Commissioner Marden, Seconded by Commissioner Coleman.**

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 4-0**

#### **COMMENTS**

City Manager New, Commissioner Coleman, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon, and Mayor Marlowe made comments.

Mayor Marlowe stated that there is active litigation with ProBall Academy/The Naturals, therefore the Commission should not respond to comments regarding that entity.

Johnny Westland, Gary Douglas, Esix Snead, Todd Grant, James Thomas, Derek Smith, Missy Berg, Mason Weeks, Julie Turner, Javier, Brandy Oldman, John White, and Jeremiah Weeks spoke regarding The Naturals baseball organization.

Paul Hornby spoke requesting enhancements to the SR 26 crosswalks at 254th Street and 257th Street. He also asked about the status of the updates to the Comprehensive Plan.

Discussion ensued.

Gary Douglas spoke regarding traffic safety on SW 252nd Street and parking blocking the sightline at the intersection of SW 15th and SR45.

#### **MEETING ADJOURNMENT**

The meeting was adjourned at 9:42 PM

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

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Jordan Marlowe, Mayor

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Judy S. Rice, City Clerk