



Commission Meeting Minutes

October 27, 2025
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

QUORUM CHECK

Commissioners

Mark Clark
Rick Coleman
Monty Farnsworth
Donald Long
Tony Mazon

City Manager

Jordan Marlowe

City Clerk

Randa Paul

City Attorney

Kiersten Ballou

Staff:

City Attorney

Danielle Adams

Assistant City Manager / CFO

Dallas Lee

Director of Community Development

Stacey Hectus

Principal Planner

Jean-Paul Perez

CRA Coordinator

Chelsea Bakaitis

Absent:

Mayor

Tim Marden

CALL TO ORDER

Chair Pro-Tempore Mazon called the meeting to order at 7:00 PM. He noted that Mayor Marden is absent.

APPROVAL OF AGENDA

Motion to approve the agenda as published was made by Commissioner Coleman, Seconded by Commissioner Long.

Chair Pro-Tempore Mazon asked for public comments. There were none.

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

MOTION PASSED 5-0

INVOCATION

Pastor Ralph Williams, Newberry Church of the Nazarene, provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

There were none.

CONSENT AGENDA

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

Chair Pro-Tempore Mazon asked for public comments. There were none.

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

MOTION PASSED 5-0

- 1. October 13, 2025 Commission Meeting Minutes**
- 2. Payment Registers**
- 3. GAI Consultants, Inc. Piggyback Agreement for Professional Services**

PUBLIC HEARINGS AND ORDINANCES

- 4. Large-Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for Patrick M. Post**

Legislative Second Reading for Ordinance 2025-50.

An ordinance of the city of Newberry, Florida, amending Ordinance No. 4-91, as amended, relating to an a large-scale amendment to the Future Land Use Map of the City of Newberry Comprehensive Plan; providing for a change in land use classification from Alachua County Rural/Agriculture (less than or equal to 1 dwelling unit per 5 acres) to City of Newberry Agriculture (less than or equal to 1 dwelling unit per 5 acres), on certain lands within the corporate limits of City of Newberry, Florida; Parcel Number 02515-004-003 consisting of approximately 111 contiguous acres; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Ballou read Ordinance 2025-50 by title only.

Principle Planner Jean-Paul Perez presented the item with a PowerPoint.

Discussion ensued.

Motion to enact Ordinance 2025-50 on Second Reading was made by Commissioner Long, Seconded by Commissioner Clark.

Chair Pro-Tempore Mazon asked for public comments. Citizen Paul Hornby commented.

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

MOTION PASSED 5-0

5. Rezoning a Recently Annexed Property from Alachua County Agriculture (A) to City of Newberry Agricultural (A)

Quasi-Judicial Second Reading of Ordinance 2025-65.

An ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas of the City of Newberry Land Development Regulations; providing for rezoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) on certain lands within the corporate limits of City of Newberry, Florida, consisting of 111 acres and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Ballou reviewed the quasi-judicial procedures and read through the presentation order.

Attorney Ballou read Ordinance 2025-65 by title only.

Clerk Paul swore in Principle Planner Jean-Paul Perez, Director of Community Development Stacey Hectus, and City Manager Jordan Marlowe.

Attorney Ballou asked for ex-parte communication on the application.

ROLL CALL:

Commissioner Coleman: NONE

Commissioner Clark: NONE

Commissioner Farnsworth: NONE

Commissioner Long: NONE

Chair Pro-Tempore Mazon: NONE

Principle Planner Jean-Paul Perez presented a PowerPoint of the staff overview of the application.

The applicant was not present to speak.

Discussion ensued.

There was no third-party intervenor present.

There was no cross examination.

There were no final arguments.

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

Chair Pro-Tempore Mazon asked for public comments. There were none.

Motion to approve Resolution 2025-65 made by Commissioner Clark, Seconded by Commissioner Farnsworth.

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

MOTION PASSED 5-0

6. Economic Development Ad Valorem Tax Exemption Ordinance

An Ordinance Of The City Of Newberry, Florida, Granting An Exemption From Certain Ad Valorem Taxation For Project Hydro, A New Business; Providing A Short Title; Providing For Definitions Of Terms; Providing For A Finding That All Of The Requirements Applicable To The Granting Of Such Exemption Have Been Met; Providing For The Amount Of Revenue Available From Ad Valorem Tax Sources For The Current Fiscal Year; Providing For The Amount Of Revenue Lost By Virtue Of The Economic Development Ad Valorem Tax Exemptions Currently In Effect; Providing For The Estimated Revenue Loss Attributable To The Exemption Granted To Project Hydro; Providing For The Period Of Time For Which The Exemption Will Remain In Effect And The Expiration Date Of The Exemption; Providing For Requirements Associated With Granting And Continuation Of Such Exemption; Providing For Applicability; Providing For Severability; And Providing For An Effective Date.

Attorney Ballou read Ordinance 2025-73 in the record by title only.

Assistant City Manager Lee presented the item orally.

Discussion ensued.

Motion to approve Ordinance 2025-73 upon first reading made by Commissioner Clark, Seconded by Commissioner Long.

Chair Pro-Tempore Mazon asked for public comment. There were none.

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

MOTION PASSED 5-0

AGENDA ITEMS

7. State Revolving Fund Loan Application – Wastewater Treatment Plant Construction

Assistant City Manager Lee presented the item orally.

Discussion ensued.

Motion to approve the loan application and authorize appropriate officials to execute the documents made by Commissioner Long, Seconded by Commissioner Clark.

Chair Pro-Tempore Mazon asked for public comments. There were none.

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

MOTION PASSED 5-0

8. State Revolving Fund Loan Agreement – SR26 Water Tower Construction

Assistant City manager Lee presented the item orally.

Discussion ensued.

Motion to approve and authorize the appropriate officials to execute the State Revolving Fund Construction Loan Agreement DW010811 with the Florida Department of Environmental Protection to finance the design and construction of a new elevated water storage tank made by Commissioner Long, Seconded by Commissioner Clark.

Chair Pro-Tempore Mazon asked for public comments. There were none.

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

MOTION PASSED 5-0

COMMENTS

Paul Hornby and Ralph Williams spoke.

City Manager Marlowe and City Attorney Ballou spoke.

Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, and Chair Pro-Tempore Mazon spoke.

MEETING ADJOURNMENT

The meeting was adjourned at 7:54 PM.

Signed and approved on this 10th day of November, 2025.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk