Commission Meeting Minutes

August 10, 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:

Director of Public Works and Utilities	Rance Green
Director of Community Development	Stacey Hectus
Assistant Director of Utilities	Paul Sergile
Community Engagement Coordinator	Crystal Rushing
Executive Assistant	Angie Walker

CALL TO ORDER

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

APPROVAL OF AGENDA

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

Mayor Marden called for public comments. There were none.

VOTING YEA: **Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**

MOTION PASSED: **5-0**

INVOCATION
Pastor Joy Glanzer provided the Invocation.

PLEDGE OF ALLEGIANCE
Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS
(Please limit presentations to 15 minutes
1. **Florida Public Power Reliability Momentum Award and Duration Award presented to the Electric Department.**

Director Green presented the award orally.

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)
Keith Ashby made announcements.

Crystal Rushing made announcements.

CONSENT AGENDA
2. **07.13.2026 Commission Meeting Minutes**

3. **07.27.2026 Commission Meeting Minutes**

4. **07.29.2026 Budget Workshop: Proprietary Funds Minutes**

5. **Historic Newberry Power Plant**

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

VOTING YEA:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

PUBLIC HEARINGS AND ORDINANCES
6. **CountryWay II Rezoning to Planned Residential Development Ord. No. 2026-24/LDR 24-26.**

First Reading, Quasi-Judicial Hearing for an ORDINANCE NO. 2026-24/Petition# LDR 24-26 of the City of Newberry, Florida, amending the

official zoning atlas by changing the zoning district from Agricultural to Planned Residential Development (PRD) on approximately 160 acres (tax parcel no. 02539-001-000) located at 23717 SW 15th Avenue; adopting land development regulations for the development commonly referred to as "CountryWay II"; 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 2026-24 into the record by title only.

Mayor Marden advised of the Quasi-Judicial procedures.

Clerk Paul swore in Jordan Marlowe, Stacey Hectus, Gerry Dedenbach, and Tripp Norfleet.

Mayor Marden called for disclosure of ex-parte communication from the dais:

ROLL CALL:	**Commissioner Mazon:**	**NONE**
	Commissioner Long:	**Viewed the property but would have no bearing on his decision.**
	Commissioner Farnsworth:	**NONE**
	Commissioner Clark:	**NONE**
	Commissioner Coleman:	**NONE**

Mayor Marden confirmed that although he is not a voting member of the body, he too did not have any ex-parte communication to disclose.

Director Hectus presented the Staff Overview with a PowerPoint.

Gerry Dedenbach presented on behalf of the Applicant with a PowerPoint.

Mayor Marden called for public comments.

Joy Glanzer asked a question pertaining to SW 15th Ave.
Discussion ensued.

Mayor Marden called for cross-examination. There was none.

Mayor Marden called for questions from the dais. Discussion ensued.

Mayor Marden called for final arguments. 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 2026-24 on first reading made by Commissioner Coleman, 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**

COMMENTS
Citizens
(Please limit your comments to 5 minutes)
Greg Graden made comments.

City Manager
Manager Marlowe made comments.

City Attorney
Attorney Shalley had none.

City Clerk
Clerk Paul had none.

Commission
Commissioner Mazon made comments.
Commissioner Long made comments.
Commissioner Farnsworth made comments.
Commissioner Clark made comments.
Commissioner Coleman made comments.

Mayor
Mayor Marden made comments.

MEETING ADJOURNMENT
The meeting was adjourned at 7:45 PM.

Signed and approved on this 24th day of August 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk