Commission Meeting Minutes

September 14, 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:

Assistant City Manager	Dallas Lee
Assistant City Manager	Jamie Jones
Director of Community Development	Stacey Hectus
Assistant Director of Community Development	Lauren Yeatter
Deputy Fire Chief	Kevin Farr
Community Redevelopment Agency Coordinator	Chelsea Bakaitis
Community Engagement Coordinator	Crystal Rushing

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 Farnsworth, Seconded by Commissioner Clark.

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 Ralph Williams provided the Invocation.

PLEDGE OF ALLEGIANCE
Commissioner Mark Clark led the Pledge of Allegiance.

PRESENTATIONS
(Please limit presentations to 15 minutes)

1. **Proclamation calling for Redevelopment Week September 14-18, 2026**

Mayor Marden read the Proclamation into the record and presented it to Coordinator Bakaitis.

2. **Constitution Week Proclamation**

Mayor Marden read the Proclamation into the record and presented it to Heather Damron.

3. **American Pharmacists Month Proclamation**

Mayor Marden read the Proclamation into the record and presented it to Susan Beltz, Tim Rogers, and William Garst.

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)
Mayor Marden called for Public Announcements.
Mellina Parker made announcements.
Crystal Rushing made announcements.
Ralph Williams made announcements.

CONSENT AGENDA

4. **08.24.2026 Commission Meeting Minutes**

5. **SW 30th Ave. Maintenance Map**

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

Voting YEA: **Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.**

MOTION PASSED: 5-0

PUBLIC HEARINGS AND ORDINANCES

6. Adopt Proposed Millage Rate

A Resolution Of The City Of Newberry, Florida, Adopting A Proposed General Municipal Millage Rate For The Levy Of Ad Valorem Taxes For Fiscal Year 2026-2027 Beginning On October 1, 2026 And Ending On September 30, 2027; Setting A Public Hearing; Providing Direction To The City Manager; And Providing An Effective Date.

Attorney Shalley read an overview of proposed Resolution 2026-37.

Manager Marlowe spoke to the recommendation of Resolution 2026-37.

Assistant Manager Lee spoke to Resolution 2026-37.

Mayor Marden called for questions from the dais. There were none.

Mayor Marden called for public comments.
Susan Beltz made comments.

Attorney Shalley read Resolution 2026-37 into the record by title only.

Motion to adopt Resolution 2026-37 for proposed operating millage rate made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments from the dais.
Commissioner Long made comments.
Commissioner Clark made comments.

ROLL CALL:	**Commissioner Mazon:**	**YEA**
	Commissioner Long:	**NO**
	Commissioner Farnsworth:	**YEA**
	Commissioner Clark:	**YEA**
	Commissioner Coleman:	**YEA**

MOTION PASSED: 4-1

7. Adopt Tentative Budget

A Resolution Of The City Of Newberry, Florida, Adopting A Tentative Budget For Fiscal Year 2026-2027 Beginning On October 1, 2026 And Ending On September 30, 2027; Setting A Public

Hearing; Providing Direction To The City Manager; Providing For Severability; And Providing An Effective Date.

Attorney Shalley read Resolution 2026-38 into the record by title only.

Motion to adopt Resolution 2026-38 to adopt the tentative 2026-2027 budget made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marden called for public comments.
Tripp Norfleet made comments.

ROLL CALL:	**Commissioner Mazon:**	**YEA**
	Commissioner Long:	**NO**
	Commissioner Farnsworth:	**YEA**
	Commissioner Clark:	**YEA**
	Commissioner Coleman:	**YEA**
MOTION PASSED:	**4-1**	

8. Amend Utility Rates

An Ordinance of The City of Newberry, Florida, Amending Chapter 98 - Utilities of The Code of Ordinances by Revising Existing Fees, Rates and Charges for City Utility Services and Imposing a New Water Availability Charge; Providing for Codification and Correction; Providing A Severability Clause; Providing A Repealing Clause; And Providing Directions to the Clerk and Effective Dates.

Assistant Manager Lee spoke to the recommendation of Ordinance 2026-28 and advised of the next Public Hearing date.

Attorney Shalley read Ordinance 2026-28 into the record by title only.

Assistant Manager Lee presented the amended Utility rates for 2026-27.

Motion to approve Ordinance 2026-28 on first reading made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments from the dais.
Commissioner Farnsworth made comments. Discussion ensued.

Mayor Marden called for comments from the public.
Donna Scott made comments. Discussion ensued.
Tripp Norfleet made comments. Discussion ensued.

ROLL CALL:	**Commissioner Mazon:**	**YEA**
	Commissioner Long:	**YEA**
	Commissioner Farnsworth:	**YEA**
	Commissioner Clark:	**YEA**
	Commissioner Coleman:	**NO**

MOTION PASSED: 4-1

9. Adopt Compensation Schedules

A Resolution of The City of Newberry, Florida, Adopting A Compensation Plan; Providing Direction To The City Manager; Providing A Severability Clause; And Providing Effective Dates.

Attorney Shalley read Resolution 2026-41 into the record by title only.

Assistant Manager Lee spoke to Resolution 2026-41.

Motion to approve Resolution 2026-41 made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden called for comments from the dais. There were none.

Mayor Marden called for comments from the public. There were none.

Voting YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

10. Amend Fees, Rates, and Charges

A Resolution of The City of Newberry, Florida, Adopting A Schedule of Fees, Rates, and Charges for Fiscal Year 2026-2027, Providing for Severability; And Providing Effective Dates.

Attorney Shalley read Resolution 2026-42 into the record by title only.

Assistant Manager Lee presented the amended fees, rates, and charges for 2026-2027.

Motion to approve Resolution 2026-42 made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden called for comments from the dais. There were none.

Mayor Marden called for public comments.

Susan Beltz made comments. Discussion ensued.
Billy Beltz made comments. Discussion ensued.
Christianna Norfleet made comments.
Tripp Norfleet made comments.

ROLL CALL:	**Commissioner Mazon:**	**YEA**
	Commissioner Long:	**NO**
	Commissioner Farnsworth:	**YEA**
	Commissioner Clark:	**YEA**
	Commissioner Coleman:	**YEA**

MOTION PASSED: **5-0**

Assistant Manager Lee advised that the first budget hearing has concluded.

Manager Marlowe made comments.

11. RESOLUTION NO. 2026-35 for Petition # SDP 26-05 McDonalds

A Resolution of the City of Newberry, Florida, approving a site and development plan and development conditions for a project known as "McDonald's" within the Highland Park Planned Development consisting of approximately 1.26 acres identified as a portion of Alachua County Tax Parcel No. 01932-008-000; and providing an effective date.

Quasi-Judicial Public Hearing

Mayor Marden introduced the item and advised of the Quasi-Judicial procedures.

Attorney Shalley read Resolution 2026-35 into the record by title only.

Clerk Paul swore in Jordan Marlowe, Stacey Hectus, Lauren Yeatter, and Kim Sayer.

Mayor Marden called for disclosure of ex-parte communication:

Commissioner Mazon:	NONE
Commissioner Long:	NONE
Commissioner Farnsworth:	NONE
Commissioner Clark:	NONE
Commissioner Coleman:	NONE

Ms. Sayer provided the Applicant's presentation with a PowerPoint.

Assistant Director Yeatter presented Staff's overview with a PowerPoint.

Mayor Marden called for public comment. There was none.

Mayor Marden called for questions from the dais.
Commissioner Clark asked a question. Discussion ensued.
Commissioner Farnsworth asked a question. Discussion ensued.

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

Mayor Marden called for final arguments.
Ms. Sayer made her final argument.

Attorney Shalley advised the decision-making body that their decisions must be based on substantial and competent evidence.

Motion to approve Resolution 2026-35 made by Commissioner Farnsworth, Seconded by Commissioner Long.

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

12. Variance to Reduce Minimum Lot Size from 5 acres to 1 acre for property within the Agricultural (A) Zoning District
Quasi-Judicial Public Hearing Resolution No. 2026-46/Petition# VAR 26-01
A resolution of the City of Newberry, Florida, approving a zoning variance for lot 6 within the "Reserve at Park West" subdivision identified as a portion of tax parcel no. 04287-000-000 located at the Northeast corner of the intersection of NW 2nd Road and NW 166th Terrace; providing an applicability clause; and providing an effective date.

Mayor Marden introduced the item and advised of the Quasi-Judicial procedures.

Attorney Shalley read Resolution 2026-46 into the record by title only.

Clerk Paul swore in Bill Menadier, Jamie Jones, Stacey Hectus, and Jordan Marlowe.

Mr. Menadier provided the Applicant's presentation with a PowerPoint.

Director Hectus presented Staff's overview with a PowerPoint.

Mayor Marden called for public comment. There was none.

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

Mayor Marden called for final arguments. There were none.

Mayor Marden called for questions from the dais.
Commissioner Coleman asked a question.

Clerk Paul swore in Phil Hawley.

Discussion ensued.

Mayor Marden called for final arguments. There were none.

Commissioner Mazon asked a question.

Commissioner Farnsworth made comments.

Attorney Shalley advised the decision-making body that their decisions must be based on substantial and competent evidence.

Motion to approve Resolution 2026-46 made by Commissioner Mazon, Seconded by Commissioner Coleman.

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

13. Construction Plans for a 6-Lot Subdivision Titled Reserve at Park West Quasi-Judicial Public Hearing for RESOLUTION NO. 2026-47/Petition# SD 26-03
A resolution of the City of Newberry, Florida, approving construction plans for a subdivision known as the "Reserve at Park

West" consisting of approximately 26 acres identified as tax parcel no. 04287-000-000 and generally located Northeast of the intersection of State Road 26/West Newberry Road and Northwest 170th Street; providing an applicability clause; and providing an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-47 into the record by title only.

Mayor Marden called for disclosure of ex-parte communication:

ROLL CALL:	Commissioner Coleman:	NONE
	Commissioner Clark:	NONE
	Commissioner Farnsworth:	NONE
	Commissioner Long:	NONE
	Commissioner Mazon:	NONE

Mr. Menadier provided the Applicant's presentation with a PowerPoint.

Director Hectus provided Staff's overview with a PowerPoint.

Mayor Marden called for public comment. There was none.

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

Mayor Marden called for questions from the dais.
Commissioner Farnsworth had questions. Discussion ensued.
Commissioner Mazon had questions. Discussion ensued.
Commissioner Clark had questions. Discussion ensued.

Attorney Shalley advised the decision-making body their decisions must be based on substantial and competent evidence.

Motion to approve Resolution 2026-47 made by Commissioner Mazon, Seconded by Commissioner Clark.

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

****The following proposed annexations were presented together, with each Ordinance read into the record by Attorney Shalley by title only. Minutes for Agenda Items 14, 15, 16, 17, 18, and 19 as follows**:**

Mayor Marden introduced the item.

Director Hectus presented, for all listed proposed annexations, with a PowerPoint.

14. Ordinance #2026-29/Petition 26-41: Voluntary Annexation.

Legislative, First Reading of Ordinance # 2026-29/ Petition 26-41. An Ordinance of the City of Newberry, Florida, providing for the voluntary annexation of the following described real property from unincorporated Alachua County into the Corporate Limits of the City of Newberry: Tax Parcel No. 02512-001-010 located at 506 NW 266th Street, Newberry; making necessary findings; providing for applicable laws and regulations; providing for amendment to the Corporate Limits, directions to the codifier and correction; providing a severability clause; providing a repealing clause; and providing an effective date and directions to the City Clerk.

Attorney Shalley read Ordinance 2026-29 into the record by title only.

Motion to approve Ordinance 2026-29 on first reading made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for questions and comments from the dais. There were none.

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**

15. Ordinance #2026-30/Petition 26-41: Voluntary Annexation.

Legislative, First Reading of Ordinance # 2026-30/ Petition 26-41. An Ordinance of the City of Newberry, Florida, providing for the voluntary annexation of the following described real property from unincorporated Alachua County into the Corporate Limits of the City of Newberry: Tax Parcel No. 02657-005-000 located at 22515 SW 67th, Newberry, FL; making necessary findings;

providing for applicable laws and regulations; providing for amendment to the Corporate Limits, directions to the codifier and correction; providing a severability clause; providing a repealing clause; and providing an effective date and directions to the City Clerk.

Attorney Shalley read Ordinance 2026-30 into the record by title only.

Motion to approve Ordinance 2026-30 on first reading made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for questions and comments from the dais. There were none.

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**

16. Ordinance #2026-31/Petition 26-41: Voluntary Annexation.

Legislative, First Reading of Ordinance # 2026-31/ Petition 26-41. An Ordinance of the City of Newberry, Florida, providing for the voluntary annexation of the following described real property from unincorporated Alachua County into the Corporate Limits of the City of Newberry: Tax Parcel No. 04399-006-000 located at 2601 SW 186th St., Newberry, FL; making necessary findings; providing for applicable laws and regulations; providing for amendment to the Corporate Limits, directions to the codifier and correction; providing a severability clause; providing a repealing clause; and providing an effective date and directions to the City Clerk.

Attorney Shalley read Ordinance 2026-31 into the record by title only.

Motion to approve Ordinance 2026-31 on first reading made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for questions and comments from the dais. There were none.

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**

17. Ordinance #2026-32/Petition 26-41: Voluntary Annexation.

Legislative, First Reading of Ordinance # 2026-32/ Petition 26-41. An Ordinance of the City of Newberry, Florida, providing for the voluntary annexation of the following described real property from unincorporated Alachua County into the Corporate Limits of the City of Newberry: Tax Parcel No. 02526-000-000 and 02526-002-000, generally located northeast of the intersection of SW 282nd Street and SW 30th Avenue, Newberry; making necessary findings; providing for applicable laws and regulations; providing for amendment to the Corporate Limits, directions to the codifier and correction; providing a severability clause; providing a repealing clause; and providing an effective date and directions to the City Clerk.

Attorney Shalley read Ordinance 2026-32 into the record by title only.

Motion to approve Ordinance 2026-32 on first reading made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marden called for questions and comments from the dais. There were none.

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**

18. Ordinance #2026-33/Petition 26-41: Voluntary Annexation.

Legislative, First Reading of Ordinance # 2026-33/ Petition 26-41. An Ordinance of the City of Newberry, Florida, providing for the voluntary annexation of the following described real property from unincorporated Alachua County into the Corporate Limits of the City of Newberry: Tax Parcel No. 01928-000-000 located at 22807 W. Newberry Rd., Newberry, FL; making necessary findings; providing for applicable laws and regulations; providing for amendment to the Corporate Limits, directions to the codifier and correction; providing a severability clause; providing a repealing clause; and providing an effective date and directions to the City Clerk.

Attorney Shalley read Ordinance 2026-33 into the record by title only.

Motion to approve Ordinance 2026-33 on first reading made by Commssioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for questions and comments from the dais. There were none.

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**

19. Ordinance #2026-34/Petition 26-41: Voluntary Annexation.

Legislative, First Reading of Ordinance # 2026-34/ Petition 26-41. An Ordinance of the City of Newberry, Florida, providing for the voluntary annexation of the following described real property from unincorporated Alachua County into the Corporate Limits of the City of Newberry: Tax Parcel No. 02585-025-000 located at 28609 SW 30th Avenue, Newberry, FL; making necessary findings; providing for applicable laws and regulations; providing for amendment to the Corporate Limits, directions to the codifier and correction; providing a severability clause; providing a repealing clause; and providing an effective date and directions to the City Clerk.

Attorney Shalley read Ordinance 2026-34 into the record by title only.

Motion to approve Ordinance 2026-34 on first reading made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for questions and comments from the dais. There were none.

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**

AGENDA ITEMS
20. SW 15th Avenue to Doc Karelas Drive Extension
Mayor Marden introduced the item.

Assistant Manager Jones presented orally.

Manager Marlowe made comments.

Motion to direct staff to proceed with pursuing the necessary right-of-way and further evaluating the extension of SW 15th Avenue to Doc Karelas Drive made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for questions and comments from the dais. There were none.

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**

21. Disaster Debris Management Sites MOU – Alachua County

Mayor Marden introduced the item.

Assistant Manager Jones presented the item orally.

Motion to approve the MOU with Alachua County and the participating municipalities for the use of Disaster Debris Management Sites and to authorize the Mayor and City Clerk to execute the agreement made by Commissioner Mazon, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments from the dais.

Commissioner Farnsworth made comments.

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**

22. Resolution 2026-48 -Property Lease

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-48 into the record by title only.

Assistant Manager Jones presented the item orally.

Motion to approve Resolution 2026-48 made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden called for comments from the dais. There were none.

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**

COMMENTS

Citizens

(Please limit your comments to 5 minutes)
JD Mercado made comments.

City Manager

Manager Marlowe made comments.

City Attorney

Attorney Shalley had none.

City Clerk

Clerk Paul had none.

Commission

Commissioner Coleman had none.
Commissioner Clark made comments.
Commissioner Farnsworth made comments.
Commissioner Long made comments.
Commissioner Mazon made comments.

Discussion ensued.

Mayor

Mayor Marden made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:59 PM.

Signed and approved on this 12 day of OCT 2026

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk