



Commission Meeting Minutes

August 11, 2025
7:00 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Mayor

Tim Marden

Commissioners

Mark Clark
Rick Coleman
Monty Farnsworth
Donald Long
Tony Mazon

City Manager

Jordan Marlowe

City Clerk

Judy Rice

City Attorney

Scott Walker

Staff:

Assistant City Manager/CFO

Dallas Lee

Assistant City Manager for Infrastructure & Development

Jamie Jones

Director of Utilities & Public Works

Rance Green

Director of Community Development

Stacey Hectus

Community Redevelopment Agency Coordinator

Chelsea Bakaitis

Records & Administrative Coordinator

Jeannene Mironack

Intern

Annah McGehee

CALL TO ORDER

Mayor Marden called the meeting to order at 7:00 PM. He noted that Commissioner Mazon would be late.

APPROVAL OF AGENDA

Mayor Marden noted that Item 8. Land Acquisition for Stormwater Basin is moved after Item 5; Item 11. Tolling Agreement with Gaston is added; and the Presentation section is removed as there are none; on tonight's agenda

**Motion to approve the Amended Agenda was made by
Commissioner Long, Seconded by Commissioner Clark.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

INVOCATION

Pastor Joy Glanzer provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

Attorney Walker entered at 7:02 PM.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Joe Hoffman spoke.

CONSENT AGENDA

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

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

MOTION PASSED 4-0

- 1. July 28, 2025 Commission Meeting Minutes**
- 2. Suwannee River Water Management District and Florida Department of Environmental Protection Fee Reduction Program 2025-36**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, TO REQUEST THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REDUCE FEES FOR PUBLIC PURPOSE PROJECTS IN THE CITY OF NEWBERRY; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

- 3. Administrative Updates to the Personnel Policies and Manual**
- 4. Declare Certain Items as Surplus**

PUBLIC HEARINGS AND ORDINANCES

- 5. Quarterly Budget Amendment and Update**

Resolution 2025-35. A Resolution Of The City Commission Of The City Of Newberry, Florida, Adopting Amendments To The Fiscal Year 2024-2025 Budget; And Providing For Severability, Conflicts, An Effective Date.

Attorney Walker read Resolution 2025-35 by title only.

Assistant City Manager/CFO Lee presented the item with a PowerPoint.

Discussion ensued.

**Motion to approve Resolution 2025-35 was made by
Commissioner Coleman, Seconded by Commissioner Long.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

8. Land Acquisition for Stormwater Basin

Assistant City Manager for Infrastructure & Development Jones presented the item with a PowerPoint.

Discussion ensued.

Motion to authorize the City Manager to execute a Vacant Land Contract to acquire approx. 1.34 acres of land in the amount of \$160,000 to be used as a stormwater basin, and to execute all documents needed to facilitate the real estate closing was made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

Commissioner Mazon entered and joined the dais at 7:26 PM.

6. Alachua County Solid Waste MSBU

Legislative Hearing: First Reading of Ordinance 2025 – 67 Providing Consent for the Entire Corporate Limits of the City of Newberry Florida, to be Included in a Non-Ad Valorem Assessment for Municipal Service Benefit Unit (MSBU) Created by Alachua County for Solid Waste Management Costs.

Attorney Walker read Ordinance 2025-67 by title only.

Assistant City Manager/CFO Lee introduced Patrick Irby, Alachua County Waste Collection and Alternatives Manager who presented the item with a PowerPoint.

Discussion ensued.

Motion to approve Ordinance 2025-67 on First Reading was made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Discussion ensued regarding the Rural collection Center to be located in Newberry.

7. Voluntary annexation of 14 separate parcels contiguous to the City of Newberry limits.

Quasi-Judicial Public Hearing Second Reading: Ordinances 2025-16, 2025-17, 2025-18, ~~2025-19~~, 2025-20, 2025-21, 2025-22, ~~2025-23~~, 2025-24, 2025-25, 2025-26, 2025-27, 2025-28, 2025-29, and 2025-30 of the City of Newberry, Florida, to voluntarily annex certain portions of unincorporated Alachua County regarding 15 requests: Parcel no. 04276-006-001 consisting of ± 5.05 acres (Ordinance 2025-16); Parcel no. 04276-006-000 consisting of ± 4.61 acres (Ordinance 2025-17); Parcel no. 02512-001-014 consisting of ± 7.05 acres (Ordinance 2025-18); Parcel no. 02512-001-030 consisting of ± 2.95 acres (Ordinance 2025-18); ~~Parcel no. 04266-004-001 consisting of 1.84 acres (Ordinance 2025-19)~~; Parcel no. 02517-001-000 consisting of ± 5.61 acres (Ordinance 2025-20); Parcel no. 02574-021-000 consisting of ± 1.84 acres (Ordinance 2025-21); Parcel no. 04377-011-000 consisting of ± 22.87 acres (Ordinance 2025-22); ~~Parcel no. 04394-002-001 consisting of ± 4.99 acres (Ordinance 2025-23)~~; Parcel no. 04276-003-000 consisting of ± 1.36 acres (Ordinance 2025-24); Parcel no. 04276-004-000 consisting of ± 8.24 acres (Ordinance 2025-25); Parcel no. 04384-018-000 consisting of ± 6.16 acres (Ordinance 2025-26); Parcel no. 02538-006-001 consisting of ± 0.69 acres (Ordinance 2025-27); Parcel no. 01897-004-000 consisting of ± 9.62 acres (Ordinance 2025-28); Parcel no. 02515-004-003 consisting of ± 111 acres (Ordinance 2025-29); Parcel no. 4399-001-007 consisting of ± 1.02 acres (Ordinance 2025-30)

Planner Bakaitis introduced the item.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order.

Attorney Walker read Ordinance 2025-16 by title only.

City Clerk Rice swore in Community Development Director Hectus, City Manager Marlowe, and Planner Bakaitis.

Mayor Marden asked for ex-parte communication on all the Voluntary Annexation Applications.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Long: NONE

Commissioner Mazon: NONE

Planner Bakaitis presented a PowerPoint of the staff overview and recommendations for all the Voluntary Annexation applications.

There was no third-party intervenor present.

There was no cross examination.

There were no final arguments.

Mayor Marden asked for public comments. There were none.

Attorney Walker advised the City Commission that their decisions on all the Voluntary Annexation applications must be based upon substantial and competent evidence.

Planner Bakaitis explained that two applicants withdrew their Voluntary Annexation applications, then read the individual withdrawn Ordinance Numbers and Parcel Numbers.

Motion to adopt Ordinance 2025-16 was made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-17 by title only.

Motion to adopt Ordinance 2025-17 was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-18 by title only.

Mayor Marden asked Planner Bakaitis if staff had additional comments specific to this parcel. Planner Bakaitis responded that they did not.

Motion to adopt Ordinance 2025-18 was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-20 by title only.

Mayor Marden asked Planner Bakaitis if staff had additional comments specific to this parcel. Planner Bakaitis responded that they did not.

Motion to adopt Ordinance 2025-20 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-21 by title only.

Mayor Marden asked Planner Bakaitis if staff had additional comments specific to this parcel. Planner Bakaitis responded that they did not.

Motion to adopt Ordinance 2025-21 was made by Commissioner Long, Seconded by Commissioner Coleman.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Commissioner Clark left the dais at 7:43 PM.

Attorney Walker read Ordinance 2025-22 by title only.

Motion to adopt Ordinance 2025-22 was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

Attorney Walker read Ordinance 2025-24 by title only.

Motion to adopt Ordinance 2025-24 was made by Commissioner Long, Seconded by Commissioner Farnsworth.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

Commissioner Clark rejoined the dais at 7:46 PM.

Attorney Walker read Ordinance 2025-25 by title only.

Motion to adopt Ordinance 2025-25 was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-26 by title only.

Motion to adopt Ordinance 2025-26 was made by Commissioner Coleman Mazon, Seconded by Commissioner Mazon.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-27 by title only.

Motion to adopt Ordinance 2025-27 was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-28 by title only.

Motion to adopt Ordinance 2025-28 was made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-29 by title only.

Motion to adopt Ordinance 2025-29 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Attorney Walker read Ordinance 2025-30 by title only.

Motion to adopt Ordinance 2025-30 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

AGENDA ITEMS

9. Land Acquisition for Roadway Connection

City Manager Marlowe presented the item with a PowerPoint.

Discussion ensued.

Motion to authorize the City Manager to execute a Vacant Land Contract to acquire approximately .33 acres of land in the amount of \$52,600 for Roadway connection of SW 253rd Terrace and authorize the City Manager to execute all documents needed to facilitate the real estate closing was made by Commissioner Clark, Seconded by Commissioner Mazon.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

10. Resolution 2025-39: Resolution to delegate administrative platting/re-platting authority to come into conformance with SB 784: Platting (F.S. Ch. 177.071)

***A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA,
DESIGNATING THE CITY MANAGER AS THE ADMINISTRATIVE OFFICIAL AUTHORIZED
TO APPROVE PLATS AND REPLATS PURSUANT TO SECTION 177.071, FLORIDA
STATUTES; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN
EFFECTIVE DATE***

Attorney Walker read Resolution 2025-39 by title only.

Community Development Director Hectus presented the item orally.

Discussion ensued.

City Manager Marlowe and Assistant City Manager for Infrastructure & Development Jones responded to questions.

**Motion to approve Resolution 2025-39 was made by
Commissioner Mazon, Seconded by Commissioner Long.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

(New) 11. Tolling Agreement with Gaston

City Manager Marlowe presented the item orally.

Discussion ensued.

**Motion to authorize the City Manager to enter into a Tolling
Agreement with Gaston to pause litigation was made by
Commissioner Clark, Seconded by Commissioner Long.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

COMMENTS

Joe Hoffman, Amber Beckham, Cheryl Davis, and Matthew Green spoke.

City Manager Marlowe, City Clerk Rice, Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, and Commissioner Mazon made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:01 PM.

Signed and approved on this 25th day of August 2025.

Timothy R. Marden, Mayor

Judy S. Rice, City Clerk