Commission Meeting Minutes

July 27, 2026
7:00 PM

25493 NW 1st Avenue
Newberry, Florida 32669

QUORUM CHECK

Commissioners	Rick Coleman Monty Farnsworth Donald Long Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa Paul
City Attorney	Nicolle Shalley

Staff:

Assistant City Manager / CFO	Dallas Lee
Assistant City Manager / Development & Infrastructure	Jamie Jones
Fire Chief	Jason Lyman
Director of Parks and Recreation	Rod Clark
Deputy Fire Chief	Kevin Farr
Assistant Director of Community Development	Lauren Yeatter

Absent:

Mayor	Tim Marden
Commissioner	Mark Clark

CALL TO ORDER

Chair Pro-tempore Farnsworth called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Chair Pro-tempore Farnsworth advised that Assistant City Manager Lee requested to move Item 2: Alachua County Emergency Management to be heard as the first item under Presentations.

Chair Pro-tempore Farnsworth called for comments on the modification. There were none.

Motion to approve the agenda as modified made by Commissioner Long, Seconded by Commissioner Mazon.

VOTING YEA:	**Commissioner Coleman, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**4-0**

INVOCATION
Pastor Ian Campbell, United Methodist Church, provided the Invocation.

PLEDGE OF ALLEGIANCE
Chair Pro-tempore Farnsworth led the Pledge of Allegiance.

**** Chair Pro-tempore Farnsworth advised that Mayor Marden and Commissioner Clark would be absent for this meeting ****

PRESENTATIONS
(Please limit presentations to 15 minutes)

2. Alachua County Emergency Management

Chair Pro-tempore Farnsworth introduced the item.

Jen Grice, Director of Emergency Management with Alachua County presented with a PowerPoint.

Discussion ensued.

1. Emergency Services
Keeping Pace with Newberry's Growth
Presentation to the Newberry City Commission

Chair Pro-tempore Farnsworth introduced the item.

Chief Lyman presented with a PowerPoint.

Discussion ensued.

Deputy Chief Farr made comments.

Greg Graden made comments from the public.

Manager Marlowe requested clear directions for moving forward.

Discussion ensued.

The dais advised that they would like the Chief to move forward with planning. A 1-3 head-nod decided that a conversation with the County requesting information on the possibility of their Emergency Services contracting with the City was unnecessary. Nodding YEA (to have the conversation with Alachua County) : Commissioner Farnsworth; Nodding NO (to have the conversation with Alachua County): Commissioners Coleman, Long, and Mazon.

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)
Chair Pro-tempore Farnsworth called for Public Announcements. There were none.

CONSENT AGENDA
3. 07.01.2026 Budget Workshop Minutes

4. Payment Registers

5. ACFR ILA Amendment
Chair Pro-tempore Farnsworth introduced the item.

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

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

MOTION PASSED: 4-0

PUBLIC HEARINGS AND ORDINANCES
6. Determining and Setting the Proposed Millage Rate for Fiscal Year 2026-2027

A Resolution Of The City Of Newberry, Florida, Determining The Proposed Ad Valorem Millage Rate, Computing The Rolled-Back Millage Rate And Setting Two Public Hearings For Adoption Of The Fiscal Year 2026-2027 Millage Rate And Budget; Providing Authorization And Direction To The City Manager And To The Chief Financial Officer; And Providing An Effective Date.

Chair Pro-tempore Farnsworth introduced the item.

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

Assistant Manager Lee presented the item orally.

Chair Pro-tempore Farnsworth called for questions from the dais. There were none.

Motion to approve Resolution 2026-34 made by Commissioner Long, Seconded by Commissioner Coleman.

Chair Pro-tempore Farnsworth called for comments from the public. There were none.

Voting YEA:	**Commissioner Coleman, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**4-0**

7. Resolution No. 2026-33/Petition #SD 26-05: Avalon Wood Phase 5B Construction Plans.

Quasi-Judicial Public Hearing, A Resolution of the City of Newberry, Florida, approving construction plans for "Avalon woods phase 5B" subdivision consisting of approximately 9.74 acres identified as portions of tax parcel numbers 01897-008-000, 01874-310-000 and 01874-320-000; generally located east of us Hwy 41/State Road 45 and west of the Easton Newberry Sports Complex; providing for reimbursement for certain public infrastructure; providing an applicability clause; and providing an effective date.

Chair Pro-tempore Farnsworth introduced the item.

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

Manager Marlowe read the Quasi-Judicial Procedures aloud.

Clerk Paul swore in Jordan Marlowe, Lauren Yeatter, Jamie Jones, Dave McDaniel, Jimmy Jones, and Shane Bachelor.

Chair Pro-tempore Farnsworth called for disclosure of ex-parte communication:

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

Assistant Director Yeatter presented the staff overview with a PowerPoint.

Jimmy Jones, JBPro, addressed the dais orally, for the applicant. There was no presentation.

Chair Pro-tempore Farnsworth advised there were no third-party intervenors.

Chair Pro-tempore Farnsworth called for public comments. There were none.

Chair Pro-tempore Farnsworth called for cross-examination. There was none.

Chair Pro-tempore Farnsworth called for questions from the decision-making body. Discussion ensued.

Chair Pro-tempore Farnsworth called for final arguments. There were none.

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

Chair Pro-tempore Farnsworth called for discussion from the dais. There was none.

Chair Pro-tempore Farnsworth called for comments from the public. There were none.

Motion to approve Resolution 2026-33 made by Commissioner Long, Seconded by Commissioner Coleman.

VOTING YEA:	**Commissioner Coleman, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**4-0**

8. Resolution No. 2026-25/ Petition # SDP 25-11: Site and Development Plan for YSU Self-Storage at Highland Park.

Quasi-Judicial, A Resolution of the City of Newberry, Florida, approving a site and development plan and development conditions for a project known as "YSU Self Storage" within the Highland Park Planned Development consisting of approximately 3.13 acres identified Alachua County Tax Parcel No. 01932-005-000; and providing an effective date.

Chair Pro-tempore Farnsworth introduced the item.

Attorney Shalley read Resolution 2026-25 into the record by title only.

Assistant Director Yeatter presented the staff overview with a PowerPoint.

Shane Bachelor, Rapid Design Build, presented for the applicant with a PowerPoint.

Chair Pro-tempore Farnsworth advised there were no third-party intervenors.

Chair Pro-tempore Farnsworth called for public comments. There were none.

Chair Pro-tempore Farnsworth called for cross-examination. There was none.

Chair Pro-tempore Farnsworth called for comments from the decision-making body. There was none.

Chair Pro-tempore Farnsworth called for disclosure of ex-parte communication:

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

Chair Pro-tempore Farnsworth called for final arguments. There were none.

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

Motion to approve Resolution 2026-25 made by Commissioner Mazon, Seconded by Commissioner Long.

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

MOTION PASSED: 4-0

9. **Ordinance # 2026-26/LDR 26-20: Removing outdoor dining as a special exception in all commercial districts.**

   Legislative, Second Reading for Ordinance No. 2026-26/ Petition # LDR 26-20. An ordinance of the city of Newberry, Florida, amending the text of the code of ordinances related to the regulation of outdoor dining/open air restaurants and open sided/free standing commercial pavilions; providing for codification and correction; providing a severability clause; providing a repealing clause; and providing directions to the clerk and an effective date.

Attorney Shalley read Ordinance 2026-26 into the record by title only.

Assistant Director Yeatter presented with a PowerPoint.

Motion to approve Ordinance 2026-26 on second reading made by Commissioner Coleman, Seconded by Commissioner Mazon.

Chair Pro-tempore Farnsworth called for public comments. There were none.

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

MOTION PASSED: 4-0

10. **Ordinance # 2026-05/CPA 26-10: Large-scale Future Land Use Amendment for Champions Park.**

    Legislative, Second Reading of Ordinance # 2026-05/CPA 26-10. An Ordinance of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Agriculture to Public Facilities and Land on 2 parcels identified as tax parcel numbers 02570-001-000 and 02571-001-000; 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.

Attorney Shalley read Ordinance 2026-05 into the record by title only.

Assistant Director Yeatter presented with a PowerPoint.

Motion to approve Ordinance 2026-05 on second reading made by Commissioner Long, Seconded by Commissioner Farnsworth.

Chair Pro-tempore Farnsworth called for public comments. There were none.

Voting Yea:	**Commissioner Coleman, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**4-0**

AGENDA ITEMS

11. Champions Park South- Fields

Chair Pro-tempore Farnsworth introduced the item.

Director Clark presented the item orally.

Discussion ensued.

Manager Marlowe addressed the dais and requested direction.

The dais provided a head nod to solicit an engineering firm to provide drawings / options for multi-purpose fields at Champions Park.

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 Coleman made comments.
Chair Pro-tempore Farnsworth made comments.

MEETING ADJOURNMENT
The meeting was adjourned at 9:25 PM.

Signed and approved on this 10th day of August 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk