



Commission Meeting Minutes

March 25, 2024
7:00 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Mark Clark Rick Coleman Monty Farnsworth Tim Marden Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Assistant City Manager, Chief Financial Officer	Dallas Lee
Assistant City Manager for Public Works and Utilities	Jamie Jones
Fire Chief	Mike Vogel
Director of Planning & Economic Development	Bryan Thomas
Assistant Director of Utilities & Public Works	Rance Green
Principal Planner	Jean-Paul Perez
Staff Specialist	Jeannene Mironack

CALL TO ORDER

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

APPROVAL OF AGENDA

Motion to move Item 13, Charter School Initiative, to Presentations, after Ms. Jensen, and to note on the Consent Agenda, Item 6, Countryway of Newberry Planned Development - Phase 7 Final Plat is 2024-11/SD 24-03, not Resolution 2024-06/SD 24-04, then approve the agenda as amended was made by Commissioner Coleman, Seconded by Commissioner Marden.

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

MOTION PASSED 5-0

INVOCATION

Pastor Ian Campbell, Newberry United Methodist, provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the pledge.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Proclamation and Recognition of James “Monty” Farnsworth’s 20 Years of Service

Mayor Jordan Marlowe read a Proclamation honoring Commissioner Monty Farnsworth for 20 Years as an elected City Commissioner. Mayor Marlowe then presented Commissioner Farnsworth with the Key to the City of Newberry on a plaque.

Chris Holley, Director of External Services, Florida League of Cities, Inc., presented Commissioner Farnsworth with a 2024 Mayor John Land Years of Service Award and lapel pin.

A PowerPoint presentation scrolled in the background during this item.

Discussion ensued.

2. Judith Jensen – Supervisor of Elections Candidate Presentation

Supervisor of Elections Candidate Jensen presented the item with a PowerPoint.

13. Charter School Initiative

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

Discussion ensued.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

One person asked questions regarding Education First's budget for portable rentals, the impact if one school passes the proposal and two do not, and when would the City retract from the Charter administration.

CONSENT AGENDA

**Motion to approve the Consent Agenda was made by
Commissioner Clark, Seconded by Commissioner Mazon.**

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

MOTION PASSED 5-0

- 3. March 11, 2024 Commission Meeting Minutes**
- 4. Payment Registers**
- 5. Vulnerability Assessment Grant Agreement**
- 6. Countryway of Newberry Planned Development - Phase 7 Final Plat**
Resolution ~~2024-06/SD 24-04~~ 2024-11/SD 24-03, an application by CHW Professional Consultants, Agent, on behalf of Norfleet-Green Development II, LLC, Owner, for Final Plat of Phase 7 of the Countryway of Newberry Planned Development; identified by Alachua County Tax Parcel No. 02544-003-006 generally located east of the intersection of US27/41/State Road 45 and Southwest 18 Road on a site consisting of 5.75 acres.
- 7. Legislative Appropriation Funding Agreement with Florida Department of Environmental Protection for an Elevated Water Storage Tank**

PUBLIC HEARINGS AND ORDINANCES

8. Golf Carts on City Streets Ordinance Amendment.

Amending the regulations for operating golf carts on city streets.

Legislative, first reading of Ordinance 2024-12/LDR 24-09, amending section 94-38 of the City of Newberry Code of Ordinance relating to amending the definition of golf cart operators.

Attorney Walker read Ordinance 2024-12 by title only.

Planning & Economic Development Director Thomas presented the item with a PowerPoint.

Discussion ensued.

Motion to approve Ordinance 2024-12 on first reading was made by Commissioner Mazon, Seconded by Commissioner Marden.

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 5-0

9. Future Land Use Map Amendment Request for The NC Ranch Planned Development.

A request to amend the future land use classification from Agriculture to Planned Development for a development known as NC Ranch Planned Development generally located on the west side of US 27-41/State Road 45, between Northwest 10 Avenue and Northwest 53 Lane on a site consisting of approximately 1,293 acres.

Legislative Public Hearing: Second reading of Ordinance 2023-23/CPA 23-06, an application by Patrice Boyes, Esq., Agent and Counsel, and CHW Professional Consultants, Agent, on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co., Owners, identified by Alachua County Tax Parcels 00000-000-000.

Attorney Walker read Ordinance 2023-23 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Motion to enact Ordinance 2023-23 on second reading was made by Commissioner Coleman, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment.

Gerry Dedenbach, AICP, LEED AP, Executive Vice President, and Principal Planner, CHW Professional Consultants, stated the applicant requested all prior submittals and testimony be included in the record for this hearing.

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

MOTION PASSED 5-0

10. Comprehensive Plan Text Amendment related to The NC Ranch Planned Development.

A request to create a Specific Locations Sub Element within the Future Land Use Element of the City of Newberry Comprehensive Plan for the development known as NC Ranch Planned Development generally located on the west side US 27/41/State Road 45, between Northwest 10 Avenue and Northwest 53 Lane on a site consisting of approximately 1,293 acres.

Legislative Public Hearing: Second reading of Ordinance 2023-36/CPA 23-12, an application by Patrice Boyes, Esq., Agent and Counsel, and CHW Professional Consultants, Agent, on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co., Owners, identified by Alachua County Tax Parcels 00000-000-000.

Attorney Walker read Ordinance 2023-36 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Motion to enact Ordinance 2023-36 on second reading was made by Commissioner Coleman, Seconded by Commissioner Marden.

Mayor Marlowe asked for public comment.

Gerry Dedenbach, AICP, LEED AP, Executive Vice President, and Principal Planner, CHW Professional Consultants, stated the applicant requested all prior submittals and testimony be included in the record for this hearing.

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

MOTION PASSED 5-0

AGENDA ITEMS

11. Capital Improvement Revenue Bonds Reimbursement Resolution (2024-09).

A Resolution of the City Commission of the City of Newberry, Florida, with Respect to Reimbursement of Certain Costs and Expenditures Relating to Public Improvements in and for the City of Newberry, Florida.

Assistant City Manager/CFO Lee presented the item.

Discussion ensued.

Attorney Walker read Resolution 2024-09 by title only.

Motion made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

ROLL CALL VOTE

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

Voting Nay: Commissioner Clark

MOTION PASSED 4-1

12. Solids Removal for Wastewater Treatment Facility Effluent Pond

Assistant Director of Utilities & Public Works Green presented the item.

Discussion ensued.

Assistant City Manager/CFO Lee responded to questions.

**Motion made by Commissioner Marden, Seconded by
Commissioner Mazon.**

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 5-0

COMMENTS

City Manager New, City Attorney Walker, City Clerk Rice, Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon, and Mayor Marlowe made comments.

E.D. "Tripp" Norfleet III, Ted Dobracki, Charlie Jackson, and Brandy Oldman made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 8:41 PM.

Signed and approved on this 8th day of April 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk