



Commission Meeting Minutes

April 14, 2025
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

Interim City Manager

Dallas Lee

City Clerk

Judy Rice

City Attorney

Scott Walker

Staff:

Assistant City Manager for Public Works and Utilities

Jamie Jones

Director of Capital Project & Facilities

Joe Lovelady

Director of Community Development

Stacey Hectus

Director of Recreation

Rod Clark

Interim Deputy Fire Chief

Kevin Farr

Economic Development Coordinator

Uma Sarmistha

Grants and Funding Manager

Jane Sullivan

Events Coordinator

Crystal Rushing

Executive Assistant

Randa Paul

Records & Administrative Coordinator

Jeannene Mironack

CALL TO ORDER

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

APPROVAL OF AGENDA

Mayor Marlowe requested the agenda be amended to:

- Move Item 10 before Item 9;
- Remove Item 2;
- Move Item 7, Highland Park Planned Development Construction Plans, to the April 28th, 2025 Commission Meeting;
- and move Item 8, Time Extension for NC Ranch Planned Development, from the Consent Agenda to Agenda Items, after Item 11

Motion to approve the Agenda as Amended was made by Commissioner Farnsworth, Seconded by Commissioner Marden.

Mayor Marlowe asked for public comments. There were none.

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

MOTION PASSED 5-0

INVOCATION

Tim Marden provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. WestFest 2025

Events Coordinator Rushing presented the item with a PowerPoint.

Discussion ensued.

~~2. Quarterly Capital Project Update~~

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Joy Glanzer spoke representing the Newberry Proud youth support group. She announced t-shirts are for sale and there will be a movie night with food trucks on Friday, May 23rd, 2025, at the Newberry High School stadium. The movie will be "Grease."

Paul Hornby announced the final Community Engagement Meeting for the former West End Golf course property is April 29th from 6:30 to 8:30 PM at the UF/IFAS Extension Office, Alachua County.

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

3. March 24, 2025 Commission Meeting Minutes

4. City Attorney Project List

5. Florida League of Cities - Legislative Bill Summaries

6. New City Hall Furniture

~~7. Highland Park Planned Development Construction Plans for Residential Phases 1 through 3,~~

~~**Resolution 2025-14/SD 24-15, an application by NV5, agent, on behalf of Newberry Plaza LLC, owner, for approval of construction plans for the infrastructure and site**~~

~~improvements for Phase 1 through 3 of the Highland Park Planned Development on ±77.28 acres; a portion of Parcel No. 01932-000-000.~~

8. ~~Time Extension for NC Ranch Planned Development~~

~~Resolution 2025-13, a request by NV5, agent on behalf of NC Ranch #1 LLC, owner, to extend time limits to adopt a final development related to a project entitled NC Ranch Planned Development generally at the southwest corner of US27/41 and Northwest 46 Avenue.~~

PUBLIC HEARINGS AND ORDINANCES

9. First Reading and Transmittal Hearing for the Wastewater, Solid Waste, Stormwater and Potable Water and Capital Improvement Elements of the City of Newberry Comprehensive Plan

Legislative, First Reading, Ordinance 2025-04, and Transmittal Hearing for the Wastewater, Solid Waste, Stormwater and Potable Water and Capital Improvement Elements of the City of Newberry Comprehensive Plan

Attorney Walker read Ordinance 2025-04 by title only.

Community Development Director Hectus presented the item with a PowerPoint.

Motion to approve Ordinance 2025-04 on first reading and direct staff to transmit to the State to initiate their review was made by Commissioner Coleman, Seconded by Commissioner Farnsworth.

Discussion ensued.

Mayor Marlowe asked for public comments. There were none.

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

MOTION PASSED 5-0

10. CFEC Franchise Agreement

Legislative, Second Reading, Ordinance 2025-03. An Ordinance Of The City Of Newberry, Florida, Granting To Central Florida Electric Cooperative An Electrical Franchise, And Imposing Certain Conditions And Terms Relating Thereto; Prescribing Penalties For The Violation Of Its Provisions; Providing For Severability Of Provisions; And Providing An Effective Date.

Attorney Walker read Ordinance 2025-03 by title only.

Interim City Manager Lee presented the item with a PowerPoint.

Denny George, CFEC General Manager, was available for questions.

Motion to adopt Ordinance 2025-03 on second reading was made by Commissioner Marden, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comments. There were none.

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

MOTION PASSED 5-0

11. Public Hearing on the City of Newberry's CDBG Neighborhood Revitalization Application

Grants Manager Sullivan presented the item with a PowerPoint.

Discussion ensued.

By consensus, the Commission requested that staff pursue future grant funding to assist with remediation of NW 6th Avenue flooding.

Motion made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comments. There were none.

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

MOTION PASSED 5-0

AGENDA ITEMS

8. Time Extension for NC Ranch Planned Development

Resolution 2025-13, a request by NV5, agent on behalf of NC Ranch #1 LLC, owner, to extend time limits to adopt a final development related to a project entitled NC Ranch Planned Development generally at the southwest corner of US27/41 and Northwest 46 Avenue.

Attorney Walker read Resolution 2025-13 by title only.

Community Development Director Hectus presented the item with a PowerPoint.

Discussion ensued regarding extending Ordinance 2023-14's time limits to adopt a final development to May 28, 2026.

Tripp Norfleet, representing NC Ranch Planned Development, responded to questions.

Motion to adopt Resolution 2025-13, granting a one-time 12-month extension to Ordinance 2023-14, was made by Commissioner Marden, Seconded by Commissioner Farnsworth.

Mayor Marlowe asked for public comments. There were none.

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

MOTION PASSED 5-0

COMMENTS

Dave Malay, Chief Executive Officer, Track Line LLC; Joy Glanzer; and Jay Brown, P.E. spoke.

Interim City Manager Lee, City Attorney Walker, Records & Administrative Coordinator Mironack, Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth Commissioner Marden, Commissioner Mazon, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 8:04 PM.

Signed and approved on this 28th day of April 2025.

Timothy R. Marden, Mayor

Judy S. Rice, City Clerk