



Commission Meeting Minutes

November 24, 2025

25440 West Newberry Road, Newberry, Florida 32669

7:00 PM

Mayor

Tim Marden

Commissioners

Rick Coleman

Mark Clark

Monty Farnsworth

Tony Mazon

City Manager

Jordan Marlowe

City Clerk

Randa Paul

City Attorney

Scott Walker

Staff:

City Attorney

Nicolle Shalley

Assistant City Manager / CFO

Dallas Lee

Director of Community Development

Stacey Hectus

Director of Parks and Recreation

Rod Clark

Director of Public Works and Utilities

Rance Green

Assistant Director of Finance and Administration

Amanda Hagan

Principal Planner

Jean-Paul Perez

Community Engagement Coordinator

Crystal Rushing

Intern

Annah McGehee

Absent:

Commissioner

Donald Long

CALL TO ORDER

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

APPROVAL OF AGENDA

Motion to approve the Agenda as published was made by Commissioner Coleman, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

INVOCATION

Gary Bracewell, Lead Pastor, Christian Life Fellowship, provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

Mayor Marden thanked Pastor Gary Bracewell for all he does for the Community and asked him to discuss the Thanksgiving in the Park event. Pastor Bracewell provided an overview of the event.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Proclamation Recognizing Watson Construction for Exceptional Performance on the SW 15th Avenue Project

Director Green presented the item orally.

Mayor Marden read the Proclamation into the record.

2. Christmas Events Overview and Proclamation

Community Engagement Coordinator Rushing presented the item with a PowerPoint.

Mayor Marden proclaimed Newberry as the “Christmas Capital of Alachua County”.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Rance Green made comments.

Judicial Candidate Jonathan “JR” Ramsey made comments.

Dallas Lee made comments.

CONSENT AGENDA

- 3. 11/10/2025 Meeting Minutes**
- 4. Payment Registers**
- 5. Newberry Historical Association Restructuring Resolution**
- 6. Commercial Development Fee Refund Application**
- 7. Highland Park / Newberry Plaza Traffic Signal Agreement**
- 8. Wastewater Treatment Facility SRF Loan Agreement**

A Resolution Of City Of Newberry, Florida, Relating To The State Revolving Fund Loan Program; Making Findings; Authorizing The Loan Application; Authorizing The Loan Agreement; Establishing Pledged Revenues; Designating Authorized Representatives; Providing Assurances; Providing For Conflicts, Severability, And Effective Date

- 9. SR 26 Water Tower SRF Loan Agreement**

A Resolution Of City Of Newberry, Florida, Relating To The State Revolving Fund Loan Program; Making Findings; Authorizing The Loan Application; Authorizing The Loan Agreement; Establishing Pledged Revenues; Designating Authorized Representatives; Providing Assurances; Providing For Conflicts, Severability, And Effective Date

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

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

MOTION PASSED 4-0

PUBLIC HEARINGS AND ORDINANCES

- 10. Fiscal Year 2025 Final Budget Amendment**

Resolution 2025-65

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

Assistant Director Hagan presented the item with a PowerPoint.

Attorney Walker read Resolution 2025-65 into the record by title only.

Motion to approve Resolution 2025-65 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 Mazon

MOTION PASSED 4-0

11. Smyrna Read Mix Concrete Batch Plant Special Use Permit

Quasi-judicial public hearing for a Resolution of the City of Newberry, Florida, granting a special use permit for a concrete batch plant within the Material-Oriented Industrial future land use category and Industrial (I) zoning district on a site consisting of 9.6 contiguous acres, more or less, on certain lands within the corporate limits of the City of Newberry, Florida; Tax Parcel No. 01897-004-000, more particularly described in Exhibit A; providing severability; providing for repealer; and providing an effective date.

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

Attorney Walker read Resolution 2025-55 by title only.

City Clerk Paul swore in Principal Planner Perez, Director Hectus, City Manager Marlowe, and Director of Real Estate and Development for Smyrna Ready Mix Richard O'Shields.

Mayor Marden asked for ex-parte communication on the application.

ROLL CALL:

Commissioner Coleman: NONE

Commissioner Clark: NONE

Commissioner Farnsworth: NONE

Commissioner Mazon: NONE

Mayor Marden also confirmed: NONE

Principal Planner Perez presented a PowerPoint of the staff overview.

Mayor Marden called for applicant comment. There was none.

Mayor Marden confirmed staff's overview as it stands and confirmed the recommendation is in the record.

Mayor Marden called for public comment. There was none.

Mayor Marden provided the applicant with the opportunity for cross examination. There was none.

Discussion by the members of the Decision Making Body and the applicant ensued.

Mayor Marden called for final arguments. There was none.

Attorney Walker advised the City Commission that their decision must be based upon substantial and competent evidence.

Motion to adopt Resolution 2025-55 was made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marden called for final discussion from the Board. There was none.

ROLL CALL:

Commissioner Coleman: YEA

Commissioner Clark: YEA

Commissioner Farnsworth: YEA

Commissioner Mazon: NO

MOTION PASSED: 3-1

12. Interim Zoning Ordinance Regarding Subdivision

Legislative public hearing for second reading of an interim zoning ordinance of the City of Newberry, Florida, amending portions of Appendix B, Article 5 of the City of Newberry Code of Ordinances related to subdivisions to provide relief for certain subdivision and street standards; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Walker read Ordinance 2025-72 into the record by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Motion to adopt Ordinance 2025-72 with modifications was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden asked for public comments. Comments were made by Robert Vazquez and Debbie Campbell.

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

MOTION PASSED 4-0

AGENDA ITEMS

13. Champions Park Discussion

Manager Marlowe presented the item verbally.

Motion to take back control of Champion's Park operations made by Commissioner Farnsworth, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There was none.

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

MOTION PASSED 4-0

14. Newberry NW 1st Ave Watermain Project

Director Green presented the item verbally.

Discussion ensued.

Motion to authorize the City Manager to execute a contract including terms and conditions in the amount of \$1,527,388.00 for the base bid and to approve change orders not to exceed 15% of the contract amount with Hartman Civil for the Newberry NW 1st Avenue Watermain Project made by Commissioner Clark, Seconded by Commissioner Coleman.

Discussion ensued.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED 4-0

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

There was none.

City Manager

City Manager Marlowe made comments.

City Attorney

City Attorney Walker made comments and introduced new City Attorney Nicolle Shalley to the Commission.

City Attorney Shalley made comments.

City Clerk

City Clerk Paul made comments.

Commission

Commissioner Coleman made comments.

Commissioner Clark made comments.

Commissioner Farnsworth made comments.

Commissioner Mazon made comments.

Mayor

Mayor Marden made comments and called Kamal Latham to the podium for discussion.

MEETING ADJOURNMENT

The meeting was adjourned 8:56 PM.

Signed and approved on this 8th day of December 2025.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk