

Commission Meeting Minutes

April 27, 2026
7:00 PM

25493 NW 1st Avenue
Newberry, Florida 32669

QUORUM CHECK

Mayor Tim Marden

Commissioners Rick Coleman
Mark Clark
Monty Farnsworth
Donald Long
Tony Mazon

City Manager Jordan Marlowe

Executive Assistant to the City Manager & City Clerk Angie Walker

City Attorney Nicolle Shalley

Staff:

Assistant City Manager Dallas Lee
Director of Utilities and Public Works Rance Green
Director of Community Development Stacey Hectus
Fire Chief Jason Lyman
Deputy Fire Chief Kevin Farr
Assistant Director of Community Development Lauren Yeatter
Grants and Funding Manager Jane Sullivan
Community Redevelopment Agency Coordinator Chelsea Bakaitis
Community Engagement Coordinator Crystal Rushing

CALL TO ORDER

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

APPROVAL OF AGENDA

Motion to modify the agenda by removing Presentation Item 1 from the published agenda made by Commissioner Mazon, Seconded by Commissioner Long.

Assistant Manager Lee requested that published Item 17 (Florida Jobs Growth Grant) be moved to be heard after published Item 11 (Community Development Block Grant Neighborhood Revitalization (CDBG-NR) Applications).

Mayor confirmed there was no objection and Assistant Manager Lee's request would be included in the motion to approve the modified agenda.

Mayor Marden called for comments from the dais. There was none.

Mayor Marden called for comments from the public. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

INVOCATION

Pastor Ian Campbell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Mark Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. ~~Alachua County Emergency Management~~

2. National Fallen Firefighters Proclamation

Mayor Marden read the Proclamation into the record.

Chief Lyman presented orally.

3. Municipal Clerks' Week Proclamation

Mayor Marden read the Proclamation into the record.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Mayor Marden called for public announcements.

AuBroncee Martin, Candidate for Alachua County Court Judge, made comments.

CONSENT AGENDA

4. 3.23.2026 City Commission Meeting Minutes

5. **03.23.2026 Board of Adjustment Meeting Minutes**
6. **04.13.2026 City Commission Meeting Minutes**
7. **Payment Registers**
8. **Hurricane Debris Monitoring and Removal, Reduction, and Disposal Services Contract Award**
9. **Declare Certain Items as Surplus**
10. **Champions Park Ballfield Fence Replacement Contract Award**

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

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

PUBLIC HEARINGS AND ORDINANCES

11. Community Development Block Grant Neighborhood Revitalization (CDBG-NR) Applications

Resolution No. 2026-17 A Resolution Of The City Of Newberry, Florida, Authorizing The Submission Of A Small Cities Cdbg Grant Application For Neighborhood Revitalization Projects That Would Serve And Benefit Very Low To Moderate Income Households; Authorizing The City Manager To Sign The Application And Take All Other Actions Necessary To Apply For The Grant; Providing A Severability Clause; Providing A Repealing Clause; And Providing An Effective Date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-17 into the record by title only.

Manager Sullivan presented the item orally.

Discussion ensued.

Motion to approve Resolution 2026-17 made by Commissioner Farnsworth, Seconded by Commissioner Long.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

Resolution No. 2026-18 A Resolution Of The City Of Newberry, Florida, Authorizing The Submission Of A Small Cities Cdbg Grant Application For Neighborhood Revitalization Projects That Would Serve And Benefit Very Low To Moderate Income Households; Authorizing The City Manager To Sign The Application And Take All Other Actions Necessary To Apply For The Grant; Providing A Severability Clause; Providing A Repealing Clause; And Providing An Effective Date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-18 into the record by title only.

Manager Sullivan presented the item orally.

Discussion ensued.

Motion to approve Resolution 2026-18 made by Commissioner Mazon, Seconded by Commissioner Long.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

“NEW 12”. Florida Jobs Growth Grant Agreement

Resolution 2026-14 A Resolution Of The City Of Newberry, Florida, Approving Florida Commerce Job Growth Infrastructure Grant Agreement No. G0151 For Public Infrastructure At The Newberry F-300 Ag Food Tech Innovation Park And Business Incubator; Authorizing The City Manager To Execute All Documents And To Take All Other Actions Necessary To Accept And Administer The Grant; Providing For Severability; Repealing All Resolutions In Conflict, And Providing An Effective Date.

Mayor Marden introduced the item.

Assistant Director Lee made comments.

Attorney Shalley read Resolution 2026-14 into the record by title only.

Mayor Marden called for comments or questions from the dais. There was none.

Motion to approve Resolution 2026-14 made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

12. SDP 26-01 Site and Development Plan for Life Soils Florida, LLC to develop a new composting facility at 2429 SW 266th Street within a 90-acre City-owned parcel (Tax Parcel No. 02538-009-001) also known as the City of Newberry Environmental Park.

*Quasi-Judicial hearing RESOLUTION NO. 2026-13
Petition# SDP 26-01: A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN AND DEVELOPMENT CONDITIONS FOR A PROJECT KNOWN AS "LIFE SOILS" CONSISTING OF APPROXIMATELY 15 ACRES AND IDENTIFIED AS A PORTION OF TAX PARCEL NO. 02538-009-001 LOCATED AT 2429 SW 266TH STREET; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.*

Mayor Marden introduced the item and read Quasi-Judicial procedures.

Attorney Shalley read Resolution 2026-13 into the record by title only.

Attorney Shalley swore in Jordan Marlowe, Stacey Hectus, Ryan McMeekin, and Tony Simon.

Mayor Marden called disclosure of any ex-parte communication:

| | | |
|-------------------|---|----------------------|
| ROLL CALL: | Commissioner Mazon: | NONE |
| | Commissioner Long: | NONE |
| | Commissioner Farnsworth: | NONE |
| | Commissioner Clark: | Yes, he's had |
| | conversations about the topic but nothing that would interfere with his ability to vote. | |
| | Commissioner Coleman: | NONE |

Mayor Marden disclosed that he has had prior conversations, as well, to include with the applicant, but he is a non-voting member and nothing that would cause interference.

Director Hectus presented with a PowerPoint.

LifeSoils representative Ryan McMeekin presented orally.

Manager Marden made comments.

Mayor Marden called for public comments.

JD Mercado had questions. Mr. McMeekin answered.

Mayor Marden called for cross-examination. There was none.

Mayor Marden called for questions from the decision-making body.
Discussion ensued.

Mayor Marden called for final arguments. There was none.

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

Commissioner Farnsworth posed a question. Discussion ensued.

Motion to approve Resolution 2026-13 made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Mayor Marden called for further deliberation from the dais. There was none.

Mayor Marden called for further opportunities from the public. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

Discussion ensued.

13. Ordinance # 2026-12/CPA 25-04: Large Scale Future Land Use Amendment for Newberry Ridge.

Legislative, First Reading of Ordinance # 2026-12/CPA 25-04. 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 Mixed Use to Residential Medium Density (8 du/ac) on approximately 225.29 acres (tax parcel numbers 02542-001-000, 02542-001-001, 02542-001-002, 02542-001-003, 02542-001-004, 02542-001-005, 02542-001-006, 02542-001-008 and 02547-001-000) generally located north of SW 30th Avenue and east of US Hwy 27/41; 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.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-12 into the record by title only.

There was a pause in addressing this agenda item to address issues with the PowerPoint presentation and Assistant Manager Lee presented agenda items 20 and 21.

Those items were heard and Mayor Marden requested that we reset completely.

Attorney Shalley read Ordinance 2026-12 into the record by title only.

Assistant Director Yeatter presented the item with a PowerPoint.

The applicant, Newberry Ridge, represented by Julie Kendig-Schrader with Greenberg Traurig presented with a PowerPoint.

Discussion ensued.

Motion to approve Ordinance 2026-12 made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for further deliberation from the dais. There was none.

Mayor Marden called for public comment. There was none.

| | | |
|------------------------|--------------------------------|------------|
| ROLL CALL VOTE: | Commissioner Coleman | NAY |
| | Commissioner Clark | YAY |
| | Commissioner Farnsworth | NAY |
| | Commissioner Long | YAY |
| | Commissioner Mazon | YAY |

MOTION PASSED: 3-2

14. Ordinance # 2026-07/CPA 26-09: Future Land Use Amendment for Freddie Warmack Park.

Legislative, First Reading of Ordinance # 2026-07/CPA 26-09. 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 "Recreation" to "Public Facilities and Land" on a City-owned property identified as tax parcel number 01935-000-000; 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.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-07 into the record by title only.

Director Hectus presented the item with a PowerPoint.

Mayor Marden called for questions or comments from the dais. There were none.

Motion to approve Ordinance 2026-07 on first reading made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comments. There were none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long.

Commissioner Mazon was not present for the vote.

MOTION PASSED: 4-0

15. Ordinance # 2026-08/CPA 26-11: Rezoning for Freddie Warmack Park.

Quasi-Judicial, First Reading of Ordinance # 2026-08/CPA 26-11. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning District from "residential single family-1" to "Public Facilities" on a City-owned property identified as tax parcel number 01935-000-000; 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.

Mayor Marden introduced the item and read the Quasi-Judicial procedures.

Attorney Shalley read the Ordinance 2026-08 into the record by title only.

Attorney Shalley swore in Jordan Marlowe and Stacey Hectus.

Director Hectus presented the item with a PowerPoint.

Mayor Marden called for public comment.

Mayor Marden called for cross examination. There was none.

Mayor Marden called for questions or comments from the decision-making body. There was none.

Attorney Shalley advised the decision-making body must base their decision on substantial and competent evidence.

Mayor Marden called for disclosure of ex-parte communication.

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|-------------------|---------------------------------|-------------|
| ROLL CALL: | Commissioner Coleman: | NONE |
| | Commissioner Clark: | NONE |
| | Commissioner Farnsworth: | NONE |
| | Commissioner Long: | NONE |
| | Commissioner Mazon: | NONE |

Motion to approve Ordinance 2026-08 on first reading made by Commissioner Clark, Seconded by Commissioner Long.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

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

Legislative, First 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.

Mayor Marden introduced the item.

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

Director Hectus presented the item with a PowerPoint.

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

Mayor Marden called for public comment. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

AGENDA ITEMS

17. Florida Jobs Growth Grant Agreement

Resolution 2026-14 A Resolution Of The City Of Newberry, Florida, Approving Florida Commerce Job Growth Infrastructure Grant Agreement No. G0151 For Public Infrastructure At The Newberry F-300 Ag Food Tech Innovation Park And Business Incubator; Authorizing The City Manager To Execute All Documents And To Take All Other Actions Necessary To Accept And Administer The Grant; Providing For Severability; Repealing All Resolutions In Conflict, And Providing An Effective Date.

18. Right of Way Acquisition – Newberry Lane/CR 235 Roundabout

Mayor Marden introduced the item.

Commissioner Coleman had comments.

Manager Marlowe presented the item with a PowerPoint.

Discussion ensued.

Motion to authorize staff to move forward with acquisition of right of way at the Newberry Lane / CR 235 intersection to facilitate the construction of a roundabout AND authorize the

City Manager and or his designee to execute all documents necessary to facilitate right of way acquisition for this project made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

19. Temporary Extension of the Appointment of certain Planning and Zoning Board Members.

RESOLUTION NO. 2026-16: A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA, PROVIDING A TEMPORARY EXTENSION OF THE APPOINTMENT OF CERTAIN PLANNING AND ZONING BOARD MEMBERS; PROVIDING FOR SEVERABILITY; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-16 into the record by title only.

Director Hectus presented the item with orally.

Motion to approve Resolution 2026-16 made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for comments from the dais or public. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

20. Local Mitigation Strategy Adoption

Resolution No. 2026-15 A Resolution Of The City Of Newberry, Florida, Adopting The 2026 Alachua County Local Mitigation Strategy;

Providing For Severability; Repealing All Resolutions In Conflict; And Providing An Effective Date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-15 into the record by title only.

Assistant Manager Lee presented the item orally.

Mayor Marden called for comments from the dais. There were none.

Motion to approve Resolution 2026-15 made by Commissioner Coleman, Seconded by Commissioner Farnsworth.

Mayor Marden called for public comments. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

21. Personnel Policy Updates

Resolution No. 2026-08 A Resolution Of The City Of Newberry, Florida, Adopting Revised Personnel Policies; Providing Directions to the City Manager; Providing A Severability Clause; Providing a Repealing Clause; And Providing An Effective Date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-08 into the record by title only.

Assistant Manager Lee presented the item orally.

Discussion ensued.

Motion to approve Resolution 2026-08 made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

VOTING YEA: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon.

MOTION PASSED: 5-0

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Jessica Carey made comments.

City Manager

Manager Marlowe made comments.

City Attorney

There were none.

Executive Assistant to the City Manager and City Clerk.

There were none.

Commission

Commissioner Coleman made comments.

Commissioner Clark made comments.

Commissioner Farnsworth made comments.

Commissioner Long made comments.

Commissioner Mazon made comments.

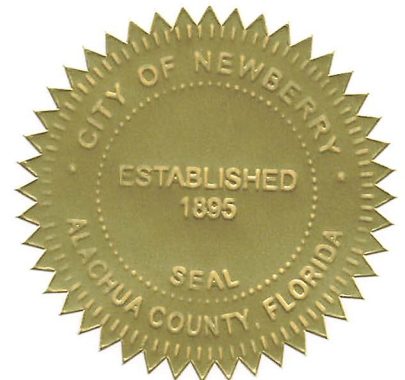
Mayor

Mayor Marden made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:01 PM.

Signed and approved on this 26th day of May 2026.



Timothy R. Marden, Mayor

Randa K. Paul, City Clerk