



Commission Meeting Minutes

December 11, 2023
7:00 PM

25440 W Newberry Road
Newberry, FL 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

Director of Parks & Recreation

Travis Parker

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

Senior Planner

Uma Sarmistha

Executive Assistant

Randa Paul

At 7 PM, the Newberry Elementary School's Chorus, directed by Ms. Annette Short, performed "When the Holidays Come" and "If I Were a Reindeer."

CALL TO ORDER

Chair Farnsworth called the meeting to order at 7:09 PM.

APPROVAL OF AGENDA

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

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

MOTION PASSED 5-0

INVOCATION

Mr. Tim Marden provided the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Marden led the pledge.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. UF Economic Development Planning Class Project on Redevelopment Opportunities in Downtown Newberry

Bryan Thomas, AICP, CPM, Director of Planning & Economic Development, introduced Dr. Abhinav Alakshendra, University of Florida, Associate Professor of Urban and Regional Planning, and students. Master's degree student Ari Rabinovich presented a PowerPoint of their Class Project's recommendations on Redevelopment Opportunities in Downtown Newberry.

Mayor Marlowe joined the dais at 7:43 PM.

2. Stormwater Assessment Program Presentation

Dallas Lee, CGFO, SHRM-CP, CPM, Assistant City Manager, introduced Sandi Neubarth, Anser Advisory, who presented a Stormwater Assessment PowerPoint, in preparation for moving ahead with a Stormwater Assessment resolution in January. Ms. Neubarth distributed a printed copy of the presentation to the Mayor and Commissioners. (Attachment A.)

Discussion ensued.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Captain Jayson Levy, ASO, spoke regarding traffic issues at the SW 250th Street and SW 15th Avenue school zone.

CONSENT AGENDA

- 3. Payment Registers**
- 4. Easton Newberry Sports Complex Sportlighting Contract**
- 5. November 27, 2023, Commission Meeting Minutes**
- 6. November 28, 2023, Comprehensive Plan Amendment Revision Workshop Minutes**

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

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

MOTION PASSED 5-0

PUBLIC HEARINGS AND ORDINANCES

7. Florida Building Code Amendment - First reading of Ordinance 2023-37

A request by the City of Newberry Building Safety Department to amend the Code of Ordinances pursuant to the recently approved 8th Edition of the Florida Building Code and Chapter 1, effective January 1, 2024.

Legislative Public Hearing: First reading of Ordinance 2023-37 by the City of Newberry amending Part II, Chapter 14, Article II, Section 14-35 and 14-36 in accordance with the 8th Edition of the Florida Building Code and Chapter 1, as amended.

Attorney Walker read Ordinance 2023-37 by title only.

Bryan Thomas, AICP, CPM, Director of Planning & Economic Development, presented the item with a PowerPoint.

**Motion Approve Ordinance 2023-37 on first reading made by
Commissioner Marden, Seconded by Commissioner Coleman.**

Mayor Marlowe asked for public comment. There was none.

Discussion ensued.

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

MOTION PASSED 5-0

8. United States Department of Agriculture Rural Development Loan Application

Dallas Lee, CGFO, SHRM-CP, CPM, Assistant City Manager, introduced Justin deMello, Senior Principal Engineer, Woodward and Curran, presented a PowerPoint of the preliminary engineering report's recommendations.

Mayor Marlowe stated that the City of Archer Commission voted unanimously earlier tonight to bring back a Resolution to be a partner in the Regional WWTF.

Discussion ensued.

Mayor Marlowe asked for public comment. There was none.

11. Newberry Cold Storage Small-scale Future Land Use Map Amendment

Agenda items 11 and 12 were moved before Item 9 by unanimous consent.

Legislative Public Hearing: Second reading of Ordinance 2023-32/CPA 23-11 to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Residential Low Density to Commercial on a site consisting of approximately 0.28 acres; identified by Alachua County Tax Parcel Number 02173-000-000.

Attorney Walker read Ordinance 2023-32 by title only.

Jean-Paul W. Perez, Principal Planner, presented the item with a PowerPoint.

**Motion to enact Ordinance 2023-32 on second 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

12. City Hall and Newberry Cold Storage Rezoning

Quasi-Judicial Public Hearing: Second reading of Ordinance 2023-33/LDR 23-16, an application to amend the Official Zoning Atlas of the City of Newberry by changing the zoning districts from Residential, Single-Family (RSF-2) and Commercial, Central Business District (C-CBD) to Public Facilities (PF) and Commercial, Central Business District (C-CBD) on property located at 25440 West Newberry Road and 98 Northwest 254 Street consisting of ±1.93 acres; identified by Alachua County Parcel Numbers: 02173-000-000 and 02174-000-000.

Attorney Walker read Ordinance 2023-33 by title only.

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

Clerk Rice swore in Principal Planner Jean-Paul Perez.

Mayor Marlowe asked for ex parte communication on the application.

ROLL CALL

**Voting Nay: Commissioner Clark, Commissioner Coleman,
Commissioner Farnsworth, Commissioner Marden, and
Commissioner Mazon. Mayor Marlowe, non-voting, none.**

Principal Planner Perez presented a PowerPoint of the staff overview and recommendation for the application.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment, there was none.

There was no cross examination or final arguments.

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

**Motion to enact Ordinance 2023-33 on second 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. Newberry Urban Service Area Boundary Amendment

Legislative Public Hearing: Second reading, Ordinance 2023-21/CPA 23-09, an Ordinance amending the City of Newberry's Urban Service Area boundary.

Attorney Walker read Ordinance 2023-21 by title only.

Bryan Thomas, AICP, Director, presented a PowerPoint of the staff overview and recommendation for the item.

**Motion to enact Ordinance 2023-21 on second reading. made
by Commissioner Clark, Seconded by Commissioner Coleman.**

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

10. Annexation 37 - Marlowe and Whitehurst

Legislative Public Hearing: Second reading of Ordinances 2023-34 and 2023-35 to voluntarily annex certain portions of unincorporated Alachua County in two areas contiguous with the limits of the City of Newberry consisting of ±190 acres.

Attorney Walker read Ordinance 2023-34 by title only.

Jean-Paul W. Perez, Principal Planner, presented a PowerPoint of the staff overview and recommendation for both annexations.

Discussion ensued.

**Motion to enact Ordinance 2023-34 on second reading
was made by Commissioner Clark, Seconded by Commissioner
Coleman.**

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

Attorney Walker read Ordinance 2023-35 by title only.

**Motion to enact Ordinance 2023-35 on second reading
was made by Commissioner Coleman, Seconded by
Commissioner Clark.**

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

13. Authorize Drinking Water State Revolving Fund (SRF) Loan Amendment 2 for Elevated Water Storage Tank Project

Dallas Lee, CGFO, SHRM-CP, CPM, Assistant City Manager, presented the item with a PowerPoint.

Motion to Review and Execute Amendment 2 to Loan Agreement DW010810 was made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Discussion ensued.

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

AGENDA ITEMS

14. Advanced Metering Infrastructure (AMI) Project - Sensus Change Order

Mike New, PE, City Manager, presented the item.

Discussion ensued.

Motion to authorize the City Manager to execute a change order with Sensus to a) finalize pricing and time requirements and close out the installation phase of the City's AMI project, b) extend the Network as a Service (NaaS) for ten years (for a total of 20 years), and c) reduce the cost of the NaaS over the term of the contract, was made by Commissioner Farnsworth, 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

15. SW 15th Avenue Road Reconstruction Project: Stormwater Retention Basin Update

Mike New, PE, City Manager, presented an update with a PowerPoint.

The School Board of Alachua County (SBAC) approved Newberry's request to provide 1.8 acres of their property, valued at \$75,000, for use as a stormwater retention basin for the SW 15th Avenue improvements project. The SBAC gains 103 parking spaces for school activities, valued at \$200,000. When the executed deed is received, it will be on a Consent Agenda for Commission acceptance.

Discussion ensued.

16. Champions Park Operations Contract Renewal

Travis Parker, Director of Parks, Recreation and Facilities presented the item with a PowerPoint.

Discussion ensued.

Motion to authorize the City Manager to execute a contract with RADDSports for the continued management and operations of Champions Park through the conclusion of the City of Newberry's interlocal agreement with Alachua County (September 10, 2025) was made by Commissioner Farnsworth, Seconded by Commissioner Coleman.

Discussion ensued.

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, Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 10:00 PM.

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

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk