



**TOWN OF LOXAHATCHEE GROVES  
TOWN COUNCIL REGULAR MEETING MINUTES  
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470  
Tuesday, July 1, 2025**

**TOWN COUNCIL AGENDA ITEMS**

**CALL TO ORDER**

Mayor Kane called the meeting to order at 6:01 PM

**PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENCE**

Mayor Kane led the Pledge of Allegiance followed by a moment of silence.

**ROLL CALL**

Mayor Anita Kane, Vice Mayor Margaret Herzog, Councilmember Paul Coleman, Councilmember Lisa El-Ramey, Councilmember McLendon Town Manager Francine Ramaglia, Town Attorney Glen Torcivia, Public Works Director Richard Gallant, Project Coordinator Jeff Kurtz, and Town Clerk Valerie Oakes were present.

**ADDITIONS, DELETIONS AND MODIFICATIONS**

Mayor Kane called for any additions, deletions, modifications or approval of the agenda.

Mayor Kane stated Item No. 3 was requested to be removed by staff.

Councilmember El-Ramey requested to pull Consent Agenda item no. 8 and item no. 9 for discussion.

Councilmember McLendon requested to pull Consent Agenda item no. 6 and item no.12 for discussion.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER MCLENDON MOVED TO APPROVE THE AGENDA WITH ITEM NO. 3 REMOVED BY STAFF AND CONSENT AGENDA ITEMS NO. 6, NO. 8, NO. 9, AND NO. 12 PULLED FOR DISCUSSION. MOTION PASSED UNANIMOUSLY (5-0).**

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

Public comment received from Mary McNicholas.

**MOTION: MAYOR KANE/COUNCILMEMBER COLEMAN MOVED TO RECEIVE AND FILE THE ARTWORK REPLICA FROM THE ROYAL PALM BEACH ARTS AND PUBLIC PLACES PROJECT. MOTION PASSED UNANIMOUSLY (5-0).**

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER MCLENDON MOVED TO ADJOURN THE MEETING UNTIL 6:30 PM. MOTION PASSED UNANIMOUSLY (5-0).**

**RECONVENE TOWN COUNCIL MEETING AT 6:28 P.M.**

**PRESENTATIONS**

1. Presentation and Update Regarding CSX/Northlake Blvd Closure by Mary McNicholas of Geoffrey B. Sluggett & Associates, Inc., Town's Local Lobbyist, and Tricia Barr of Simmons & White

Mayor Kane introduced Presentation Item No. 1.

Geoffrey B. Sluggett & Associates, Inc.; the Town’s local lobbyist; representatives from the Palm Beach County Sheriff’s Office; Mary McNicholas, Senior Project Engineer; Mel Pollock, County Engineer; David Ricks; and Tricia Barr of Simmons & White provided an update regarding the CSX/Northlake Boulevard Closure. – Receive and File (attached as Exhibit A).

2. Presentation on Final Results of Legislative Session Including Appropriations by Ronald Book, P.A., Town's State Lobbyist

Town’s State Lobbyist Ronald Book presented on Final Results of Legislative Session Including Appropriations. Additional representatives were present and contributed to the discussion.

3. Recognition of Service and Appreciation to Former Councilmember Phillis Maniglia

Item No. 3 was removed from the agenda.

CONSENT AGENDA

Following review of the updated agenda, it was noted that the item Councilmember McLendon requested to pull for review was not Consent Agenda Item No. 12, but rather Item No. 15.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER MCLENDON MOVED TO APPROVE THE AGENDA WITH ITEM NO. 3 REMOVED FROM THE AGENDA AND CONSENT AGENDA ITEMS NO. 6, NO. 8, AND NO. 9 PULLED FOR DISCUSSION. MOTION PASSED UNANIMOUSLY (5-0).**

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY (5-0).**

4. Approval of the Revised Town Council Meeting Schedule

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY (5-0).**

5. Consideration of Approval on *Resolution No. 2025-48*: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ISSUANCE OF AN EXTENSION TO ITS EMERGENCY LINE OF CREDIT REVOLVING NOTE, SERIES 2020; AUTHORIZING THE TOWN TO ENTER INTO AN AGREEMENT EXTENDING AND AMENDING LINE OF CREDIT AGREEMENT WITH BANKUNITED, N.A.; AND PROVIDING AN EFFECTIVE DATE.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY (5-0).**

6. Consideration of Approval on *Resolution No. 2025-51*: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RATIFYING THE APPOINTMENT OF CASSIE SUCHY AS A REGULAR MEMBER OF THE TOWN'S PLANNING AND ZONING BOARD, ALSO SERVING AS THE LOCAL PLANNING AGENCY; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

Item No. 6 was pulled for discussion and discussed on the July 8, 2025 continuation meeting.

7. Consideration of Approval on *Resolution No. 2025-52*: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RATIFYING THE APPOINTMENT OF PETER LOMUTO AS A VOTING MEMBER

OF THE FINANCE AUDIT AND ADVISORY COMMITTEE (FAAC) AS APPROVED AT THE MAY 6, 2025, REGULAR TOWN COUNCIL MEETING; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY (5-0).**

8. Consideration of Approval on ***Resolution No. 2025-55***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE RENEWAL OF PIGGYBACK AGREEMENTS BETWEEN THE TOWN OF LOXAHATCHEE GROVES AND ASHBRIIT, INC., CROWDERGULF JOINT VENTURE, INC., PHILLIPS AND JORDAN, INCORPORATED, AND DRC EMERGENCY SERVICES, LLC FOR HURRICANE/DISASTER DEBRIS REMOVAL, REDUCTION AND DISPOSAL BASED ON THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY CONTRACT PURSUANT TO RFP NO. 22-201/DL; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; AUTHORIZING THE TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Item No. 8 was pulled for discussion and discussed on the July 8, 2025, continuation meeting.

9. Consideration of Approval on ***Resolution No. 2025-57***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPROVING THE RENEWAL OF PIGGYBACK AGREEMENT BETWEEN THE TOWN OF LOXAHATCHEE GROVES AND THOMPSON CONSULTING SERVICES, LLC, FOR DISASTER DEBRIS MANAGEMENT AND SUPPORT SERVICES BASED ON THE SOLID WASTE AUTHORITY OF PALM BEACH COUNTY CONTRACT PURSUANT TO RFP NO. 22-202/DL; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; AUTHORIZING THE TOWN MANAGER AND THE TOWN ATTORNEY TO TAKE SUCH ACTIONS AS ARE NECESSARY TO IMPLEMENT THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Item No. 9 was pulled for discussion and discussed on the July 8, 2025 continuation meeting.

10. Consideration of Approval on ***Resolution No. 2025-59***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING JO SICILANO TO THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN

EFFECTIVE DATE.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN  
**MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.**  
**MOTION PASSED UNANIMOUSLY (5-0).****

11. Consideration of Approval on ***Resolution No. 2025-60***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING SAMUEL HARRITY TO THE FINANCE AUDIT AND ADVISORY COMMITTEE; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN  
**MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.**  
**MOTION PASSED UNANIMOUSLY (5-0).****

12. Consideration of Approval on ***Resolution No. 2025-61***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING KATIE LAKEMAN TO THE ROADWAY, EQUESTRIAN TRAILS AND GREENWAY ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN  
**MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.**  
**MOTION PASSED UNANIMOUSLY (5-0).****

### **REGULAR AGENDA**

13. Consideration of Approval on ***Resolution No. 2025-49***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, NOMINATING A TOWN COUNCILMEMBER FOR AND SUPPORTING HIS/HER APPOINTMENT AS THE FLORIDA LEAGUE OF CITIES VOTING DELEGATE; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Oakes read the title of Resolution No. 2025-49 into the record.

**MOTION: VICE MAYOR HERZOG/COUNCILMEMBER EL-RAMEY  
**MOVED TO APPROVE RESOLUTION NO. 2025-49 TO**  
**NOMINATE COUNCILMEMBER TODD MCLENDON AS THE**  
**TOWN'S REPRESENTATIVE TO THE FLORIDA LEAGUE OF**  
**CITIES. MOTION PASSED UNANIMOUSLY (5-0).****

14. Consideration of Approval on ***Resolution No. 2025-53***: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING A MEMBER TO THE UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE DUE TO A VACANCY; PROVIDING FOR SEVERABILITY, CONFLICT, AND EFFECTIVE DATE.

Town Clerk Oakes read the title of Resolution No. 2025-53 into the record.

**MOTION: COUNCILMEMBER COLEMAN/COUNCILMEMBER MCLENDON MOVED TO APPROVE THE APPOINTMENT OF DANIELLE HARRITY TO THE UNIFIED LAND DEVELOPMENT CODE (ULDC) COMMITTEE. MOTION PASSED UNANIMOUSLY (5-0).**

15. Consideration of Approval on **Resolution No. 2025-50**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING BUDGET AMENDMENT FOR THE TOWN’S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

-----AND-----

Consideration of Approval on **Resolution No. 2025-58**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AUTHORIZING AN EMPLOYMENT AGREEMENT FOR TOWN ATTORNEY WITH JEFFREY S. KURTZ, ESQ. AND PROVIDING AN EFFECTIVE DATE.

Town Clerk Oakes read the title of Resolution No. 2025-50 and Resolution No. 2025-58 into the record.

Public comment received from Virginia Standish and Manish Sood. Town Council discussion ensued.

**MOTION: COUNCILMEMBER MCLENDON/VICE MAYOR HERZOG MOVED TO APPROVE RESOLUTION NO. 2025-50. MOTION PASSED (4-1 with COUNCILMEMBER EL-RAMEY DISSENTING.)**

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER COLEMAN MOVED TO RECESS THE MEETING. MOTION PASSED UNANIMOUSLY (5-0).**

**RECONVENED TOWN COUNCIL MEETING AT 9:21 PM.**

**MOTION: COUNCILMEMBER EL-RAMEY/COUNCILMEMBER MCLENDON MOVED TO BEGIN ADVERTISING FOR LEGAL SERVICES AS DISCUSSED PRIOR TO THE RECESS. MOTION PASSED (4-1 with MAYOR KANE DISSENTING).**

**MOTION: COUNCILMEMBER MCLENDON/COUNCILMEMBER COLEMAN MOVED EXTEND THE CURRENT TOWN ATTORNEY’S CONTRACT FOR 60 DAYS. MOTION PASSED UNANIMOUSLY (5-0).**

16. Consideration of Approval on **Resolution No. 2025-56**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ADOPTING A PROPOSED OPERATING MILLAGE RATE OF 4.000 FOR GENERAL OPERATING BUDGET PURPOSES FOR FISCAL YEAR 2025/2026; RECOGNIZING THE ROLLED BACK MILLAGE RATE FOR FISCAL YEAR 2025/2026; APPROVING AND AUTHORIZING TRANSMITTAL OF THE FORM DR-420 TO THE PROPERTY APPRAISER; PROVIDING FOR THE ESTABLISHMENT OF AND SETTING FORTH THE DATE, TIME AND PLACE OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 PROPOSED MILLAGE RATE AND TENTATIVE BUDGET; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Clerk Oakes read the title of Resolution No. 2025-56 into the record.

Public comment received from Virginia Standish and Manish Sood. Town Council discussion ensued.

**MOTION:** COUNCILMEMBER MCLENDON/COUNCILMEMBER EL-RAMEY MOVED TO LOWER THE RECOMMENDED MILLAGE RATE FROM 4.0 TO 3.0. MOTION FAILED (2-3 with MAYOR KANE, COUNCILMEMBER COLEMAN, AND VICE MAYOR HERZOG DISSENTING).

**MOTION:** COUNCILMEMBER COLEMAN/VICE MAYOR HERZOG MOVED TO SET THE PROPOSED MILLAGE RATE AT 4.0, PROVIDING FLEXIBILITY. MOTION FAILED (2-3 with MAYOR KANE, COUNCILMEMBER MCLENDON, AND COUNCILMEMBER EL-RAMEY).

**MOTION:** COUNCILMEMBER COLEMAN/VICE MAYOR HERZOG MOVED TO SET THE PROPOSED MILLAGE RATE AT 3.5. MOTION PASSED (3–2 with COUNCILMEMBER MCLENDON AND COUNCILMEMBER EL-RAMEY DISSENTING.)

17. Consideration of Approval on **Resolution No. 2025-54**: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RELATING TO THE PROVISION OF RESIDENTIAL SOLID WASTE COLLECTION SERVICES AND FACILITIES AND PROGRAMS ("SOLID WASTE COLLECTION SERVICES") IN THE TOWN OF LOXAHATCHEE GROVES, FLORIDA; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR LEGISLATIVE DETERMINATIONS; ESTABLISHING THE ESTIMATED RATE FOR THE SOLID WASTE COLLECTION SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

**MOTION: COUNCILMEMBER COLEMAN/COUNCILMEMBER EL-RAMEY MOVED TO APPROVE RESOLUTION NO. 2025-54 AS WRITTEN. MOTION PASSED UNANIMOUSLY (5-0).**

**RECESS TOWN COUNCIL MEETING & CALL TO ORDER  
DEPENDENT WATER CONTROL DISTRICT AT 10:00 PM.**

18. Consideration of Approval on ***Resolution No. 2025-DD07***: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, A DEPENDENT DISTRICT OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RELATING TO THE PROVISION OF DISTRICT SERVICES, INCLUDING WATER CONTROL MAINTENANCE AND REPAIR OF DRAINAGE AND ROADWAYS WITHIN THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR DISTRICT SPECIAL ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Kane introduced Resolution No. 2025-DD07.

Public comment received from Cassie Suchy and Manish Sood. Town Council discussion ensued.

**MOTION: COUNCILMEMBER \_\_\_\_\_ COLEMAN/COUNCILMEMBER HERZOG MOVED TO APPROVE RESOLUTION NO. 2025-DD07. MOTION PASSED (3-2 with COUNCILMEMBER MCLENDON AND COUNCILMEMBER EL-RAMEY DISSENTING.)**

**MOTION: COUNCILMEMBER COLEMAN/VICE MAYOR HERZOG MOVED TO EXTEND THE MEETING AT 10:25 PM. MOTION PASSED UNANIMOUSLY (5-0).**

**By consensus, the Town Council directed the Finance Advisory and Audit Committee (FAAC) to focus on budget review with an emphasis on identifying potential cost-saving measures rather than income generation. The Committee is to prepare three budget scenarios based on millage rates of 3.5, 3.0, and the rollback rate. Each Councilmember will receive the budget individually for review prior to a joint meeting with the Committee.**

**RECONVENED TOWN COUNCIL MEETING at 10:29 PM.**

**DISCUSSION**

19. Discussion of Amendments to Capital Improvement Plan and Adoption of Ordinance No. 2025-XX repealing Ordinance No. 2024-11 and Adopting the Annual Update to the Capital Improvements Element of the Comprehensive Plan.

Town Council discussion ensued.

**MOTION: COUNCILMEMBER COLEMAN/COUNCILMEMBER EL-RAMEY MOVED TO RECESS THE MEETING UNTIL TUESDAY, JULY 8, 2025, AT 6:00 PM, TO CONTINUE WITH THE REMAINING AGENDA ITEMS BEGINNING WITH ITEM NO. 19. MOTION PASSED UNANIMOUSLY (5-0).**

20. Discussion of Approving and Implementing the Town’s Public Records Request Policy  
Item No. 20 moved to the continued July 8, 2025, meeting.
21. Discussion of Lien Reduction and Release Policy and Establishing Petition Fees  
Item No. 21 moved to the continued July 8, 2025, meeting.
22. Discussion of Interlocal Agreement with Palm Beach County Regarding Impact Fees  
Item No. 22 moved to the continued July 8, 2025, meeting.
23. Discussion of Conservation Easements and Individual Offer Received  
Item No. 23 moved to the continued July 8, 2025, meeting.

**ADJOURNMENT**

The Town Council meeting recessed at 10:54 PM and should reconvene Tuesday, July 8, 2025, at 6:00 PM to continue with the remaining agenda items starting with Item No. 19.

**TOWN OF LOXAHATCHEE GROVES,  
FLORIDA**

**ATTEST:**

Signed by:  
*Valerie Oakes*  
Town Clerk

Signed by:  
*Anita Kane*  
Mayor Anita Kane, Seat 3

Signed by:  
*Margaret Herzog*  
Vice Mayor Margaret Herzog, Seat 5

Signed by:  
*Todd McLendon*  
Councilmember Todd McLendon, Seat 1

Signed by:  
*Lisa El-Ramey*  
Councilmember Lisa El-Ramey, Seat 2

Signed by:  
*Paul T. Coleman II*  
Councilmember Paul T. Coleman II, Seat 4