



**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL REGULAR MEETING
TOWN HALL COUNCIL CHAMBERS – 155 F. Road, Loxahatchee Groves, FL 33470
Tuesday, July 7, 2026**

TOWN COUNCIL AGENDA ITEMS

CALL TO ORDER

Mayor El-Ramey called the meeting to order at 6:00 P.M.

PLEDGE ALLEGIANCE AND MOMENT OF SILENCE

Mayor El-Ramey led the pledge of allegiance and moment of silence.

ROLL CALL

Mayor Lisa El-Ramey, Vice Mayor Manish Sood (arrived at 6:09 P.M.), Councilmember Paul Coleman, Councilmember Anita Kane, Councilmember William “Joe” Stephens, Town Attorney Jeff Kurtz, Public Works Director Craig Lower, Community Standards Director Caryn Gardner-Young, Acting Town Clerk Kenthia White, Chief Financial Officer David DiLena, and Assistant to the Town Clerk Gabriella Croasdaile.

ADDITIONS, DELETIONS, AND MODIFICATIONS

Acting Town Manager Oakes did not attend the meeting due to a personal matter. The Town Council moved to have Acting Town Clerk White in her place for the duration of the meeting.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED FOR ACTING TOWN CLERK WHITE TO SIT IN PLACE OF THE TOWN MANAGER FOR THE DURATION OF THE MEETING. MOTION PASSED (5-0).

Vice Mayor Sood entered at 6:09 P.M.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE AGENDA. MOTION PASSED (5-0).

PRESENTATIONS**1. Presentation on Palm Beach County Fire Rescue Annual Report**

District Chief Amanda Vomero presented the annual report and answered questions from the Town Council.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Elizabeth Accomando introduced herself as the President of the Indian Trails Improvement District and said that she was currently running to be a County Commissioner. She thanked the community for showing up to an event held in Belle Glade regarding the Countywide Master Transportation Plan. She discussed her opposition to the plan and how she does not approve of the widening of Okeechobee Boulevard, as she finds it a threat to the Western communities and their way of life.

Lisette Vasquez commented on the Towns' lack of a mission and vision statement. She mentioned that there is a lack of a finding of fact process for business owners who want to establish themselves in the Town. She stated that would like the Town to implement a complaint form or a way for residents to share their concerns over customer service. She specifically criticizes Attorney Kurtz and his performance as Project Manager, before becoming the Town Attorney. She urged the Council to review his performance when discussing legal services.

Tracy Raflowitz expressed her transparency concerns regarding the Town's finances. She specifically points out the Vendor expense report which is titled 'Cash Disbursement Report'. She asked for clarification on whether the report only included cash disbursements or all vendor expense reports.

James Borsus stated that he is representing about a half a dozen nurseries and landscapers within the Town. He discussed the issues nurserymen are facing, as the Town's Unified Land Development Code changes. He mentioned that the code changes have been affecting whether these long-standing businesses can operate in compliance, and he is advocating for landscape use to be permitted under the current code. He offered a solution where landscape services can create a landscape buffer between the Town's roads and these businesses, to maintain aesthetic appeal. He will be submitting a text amendment for consideration to the Community Standards Director.

Virginia Standish replied to the previous comment stating that she is not against landscaping or nursery services, but encourage that Council ensure that they are not engaging in activities that would be a detriment to the Town. She asked if these services are abiding by speed limits, are they engaging in proper waste disposal, not using illegal fuel tanks, etc.

CONSENT AGENDA

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE THE CONSENT AGENDA PULLING ITEM NO. 4. MOTION PASSED (5-0).

2. **Proposed Resolution No. 2026-53-** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AUTHORIZING THE ENTRY BY THE TOWN INTO AN AGREEMENT WITH SOUTHEAST HIGHWAY GUARDRAIL AND ATTENUATORS, LLC, UTILIZING THE PALM BEACH COUNTY PROJECT NO. 2026054: GUARDRAIL CONTINUING SERVICES CONSTRUCTION CONTRACT; AUTHORIZING THE MAYOR TO EXECUTE NECESSARY DOCUMENTS IN FORMS ACCEPTABLE TO THE ACTING 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.

APPROVED ON CONSENT.

3. **Proposed Resolution No. 2026-54-** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ACCEPTING AN DRAINAGE EASEMENT FOR THE PROPERTY LOCATED AT 15410 NORTH ROAD, LOXAHATCHEE GROVES, FL 33470; PROVIDING AN EFFECTIVE DATE. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ACCEPTING AN DRAINAGE EASEMENT FOR THE PROPERTY LOCATED AT 15410 NORTH ROAD, LOXAHATCHEE GROVES, FL 33470; PROVIDING AN EFFECTIVE DATE.

APPROVED ON CONSENT.

4. **Receive and File – Vendor Expense Report FY 26- October 2025 to June 2026.**

Item No. 4 was pulled from the consent agenda and discussed before items on the regular agenda.

Mayor El-Ramey opened public comment.

Tracy Raflowitz spoke about the attachments for the item, which are titled Cash Disbursement Report, but the agenda stated it would be a Vendor Expense Report. She mentioned that she would like to see more information about the vendors in these reports, and going forward she would like to see an accounts payable report. She also mentioned that there are incomplete items in Blackbaud.

Mayor El-Ramey closed public comment.

Community Standards Director Gardner-Young gave an impromptu update regarding the Southern Corridor Blvd study with Treasure Coast Regional Planning Council.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO RECEIVE AND FILE THE UPDATED REPORT. MOTION PASSED (5-0).

5. Minutes from Town Council Meetings: Regular Town Council Meeting on May 5, 2026; Special Town Council Meeting on May 12, 2026; Special Town Council Meeting on May 21, 2026; Special Town Council Meeting on June 1, 2026; and Regular Town Council Meeting on June 2, 2026.

APPROVED ON CONSENT.

PUBLIC HEARING

6. **Proposed Ordinance No.2026-01 on Second Reading:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, REPEALING ARTICLE 92 “ RECREATIONAL VEHICLES” OF THE UNIFIED LAND DEVELOPMENT CODE AS ESTABLISHED BY ORDINANCE NO. 2024-07; AND AMENDING PART III “ SUPPLEMENTAL REGULATIONS’ OF THE UNIFIED LAND DEVELOPMENT CODE TO ENACT A NEW ARTICLE 92 "RECREATIONAL VEHICLES" WITHIN PART III "SUPPLEMENTAL REGULATIONS" WITHIN THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Town Attorney Kurtz read the ordinance into the record.

Mayor El-Ramey opened public comment.

Marianne Miles detailed some suggestions regarding the proposed ordinance, specifically that the ordinance states that if a property has 2 acres or more they can only have 2 Recreational Vehicles (RV’s). She mentioned that the State Statute says no more than 4. She stated that understands the reason why people may want to limit the number of RV’s, but believes that if people are willing to spend much of their time and money on an RV they should be allowed to have the 4 RV’s. She commented that Equestrians often need RV’s for their work, and business and people should be able to run their businesses how they please. She urged that the Council make the language more equestrian friendly.

Mayor El-Ramey closed public comment.

It was clarified that the RV limit of 2 is for occupied and rented vehicles. There is no limit on unoccupied personal use vehicles.

After further discussion from Council on the logistics of the proposed RV program, they decided to discuss the RV ordinance in detail before bringing it back for a vote.

MOTION: COUNCILMEMEBER COLEMAN/ COUNCILMEMBER KANE MOVED TO TABLE THE ITEM TO THE JULY 21ST WORKSHOP MEETING. MOTION PASSED (5-0).

7. **Proposed Ordinance No.2026-02 on Second Reading:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING

ARTICLE 155 "SITE PLANS" OF PART V "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS" OF THE TOWN OF LOXAHATCHEE GROVES UNIFIED LAND DEVELOPMENT CODE (ULDC) BY MODIFYING SECTION 155-005 "MANDATORY SITE PLAN APPROVAL" CLARIFYING THAT RESIDENTIAL DEVELOPMENT OF MORE THAN 20 ACRES REGARDLESS OF NUMBER OR SIZE OF PLOTS REQUIRE SITE PLAN APPROVAL; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Town Attorney Kurtz read the ordinance into the record and stated that the Planning and Zoning Board had reviewed the proposed ordinance and approved the ordinance as is.

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE PROPOSED ORDINANCE 2026-02 ON SECOND READING. IN A ROLL CALL VOTE, MOTION PASSED (5-0).

REGULAR AGENDA

8. Code Enforcement Lien Foreclosures for the following Resolution:

Councilmember Stephens abstained from voting on this item, as he is adjacent to one of the following properties. His memorandum of voting conflict is attached (See Exhibit A).

Proposed Resolution No. 2026-55- Standstill Agreement for 16169 Southern Blvd.

Town Attorney Kurtz gave a brief background regarding the property and their history in code enforcement. He stated that the Town recommends the Council accept the Standstill Agreement, to recover some monies and may be a faster timeline than foreclosure.

A representative from the property discussed with Council regarding how they plan on moving forward with their properties compliance.

There was discussion from Council regarding the timeline of the Standstill Agreement and they would like stricter deadline for the timeline, they wanted a 60-day timeline for the property owners to file for a lien reduction.

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE PROPOSED RESOLUTION NO. 2026-55 WITH THE TIMELINE MODIFICATIONS THAT COUNCIL HAS INDICATED. MOTION PASSED (5-0).

Proposed Resolution No. 2026-56- Foreclosure of 16169 Southern Blvd.

Council skipped the resolution as it is no longer needed after the previous passing of the paired resolution.

Proposed Resolution No. 2026-57- Foreclosure of 1300 D Road

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-57. MOTION PASSED (5-0).

Proposed Resolution No. 2026-58- Foreclosure of 3138 A Road

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-58. MOTION PASSED (5-0).

Proposed Resolution No. 2026-59- Foreclosure of 1032 Hyde Park Road

Mayor El-Ramey opened public comment.

Robert Austin mentioned the alleged illegal rental activity and urged the Council to take action to address the issue. He referenced potential legal and financial implications and requested that the Town enforce applicable regulations.

Mayor El- Ramey closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-57. MOTION PASSED (4-0). WITH COUNCILMEMBER STEPHENS ABSTAINING.

9. **Proposed Resolution No.2026-60:** 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.

MOTION: VICE MAYOR SOOD/ COUNCILMEMBER COLEMAN MOVED APPROVE RESOLUTION NO. 2026-60 WITH MAYOR EL-RAMEY SELECTED AS THE FLORIDA LEAGUE OF CITIES VOTING DELEGATE. MOTION PASSED (5-0).

MAYOR EL-RAMEY RECESSED THE MEETING FOR A FIVE-MINUTE BREAK

MEETING RESUMED AT 8:33 PM

10. **Proposed Resolution No. 2026-61:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA APPROVING AN AGREEMENT WITH LANGTON ASSOCIATES, INC., RELATING TO GRANT WRITING AND CONSULTING SERVICES; PROVIDING FOR THE FUNDING OF AGREEMENT IN AN AMOUNT NOT TO EXCEED TEN THOUSAND DOLLARS (\$10,000) TO BE FROM THE TOWN'S GENERAL FUND CONTINGENCY LINE ITEM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Town Attorney Kurtz read the resolution into the record.

Acting Town Clerk White stated that the Town is pursuing grant writing help, as more grant opportunities arise. She mentioned that while Town staff members have been assisting in grant related efforts, there is not a dedicated professional the manages the grant development process from start to finish. She provided a brief overview of Langton Associates, Inc and the grant writing services they offer.

Council expressed their concern regarding the grant writing process and the lack of help there has been with grants in the past. There were also questions about what kind of deliverables the Town would receive at the end of this time period with them.

A representative from Langton Associates, Inc addressed any concerns regarding deliverables, and stated that they would provide the Town with a needs assessment and strategic grants plan.

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: VICE MAYOR SOOD/ COUNCILMEMBER KANE MOVED TO APPROVE RESOLUTION NO.2026-61 FOR A 90-DAY TIME PERIOD AND \$6,000. MOTION PASSED. (5-0).

11. **Proposed Resolution No. 2026-62:** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA ADOPTING A PROPOSED OPERATING MILLAGE RATE OF 3.2564 FOR GENERAL OPERATING BUDGET PURPOSES FOR FISCAL YEAR 2026/2027; RECOGNIZING THE ROLLED BACK MILLAGE RATE FOR FISCAL YEAR 2026/2027; 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 2026/2027 PROPOSED MILLAGE RATE AND TENTATIVE BUDGET; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Chief Financial Officer David DiLena of Projected Point provided a presentation regarding the preliminary FY 2027 Operating Budget. He stated that the main points of the presentation being that Staff is proposing to keep the millage rate at 3.2564, which is the same as last year;

the road and drainage assessment will be \$310 per Acre; and the solid waste assessment will be \$310.

Mayor El-Ramey clarified that this vote is only to determine the maximum rates. She said that these rates can go down after this meeting, but they cannot go up, so it is in the Council's best interest to go high as a starting point for the assessment rates.

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-62. WITH BUDGET HEARING ON SEPTEMBER 8 AND SEPTEMBER 23. MOTION PASSED (4-1) WITH VICE MAYOR SOOD DISSENTING.

Town Attorney Kurtz provided clarification that the September 23rd date will not be listed on the resolution, but will be the tentative date for the meeting. He stated that Council also directed the Finance Audit Advisory Committee (FAAC) to meet.

Mayor El-Ramey opened public comment.

Tracy Rafterowitz asked what will be done with any additional revenue this budget season for residents.

Marianne Miles stated her disapproval of the increase in the road and drainage assessment. She urged the Council not raise costs for residents, and to look at businesses on Okeechobee Boulevard for financial support.

Virginia Standish showed her support for having Loxahatchee Groves children go to schools outside the Town. She also asked if the FAAC could review how property taxes are assessed, as she recounts a client of hers, who isn't being charged ad valorem or non-ad valorem taxes on their new home.

Mayor El-Ramey closed public comment. She stated that in a previous agenda review, it was suggested that FAAC could review property tax rules.

12. **Proposed Resolution No. 2026-63**- 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, 2026; 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.

Town Attorney Kurtz read the resolution into the record.

Town Council discussion ensued regarding the rate of waste cans under the proposed resolution.

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: COUNCILMEMBER KANE/ COUNCILMEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-63 WITH A HEARING DATE OF SEPTEMBER 8. MOTION PASSED (5-0).

RECESS TOWN COUNCIL MEETING & CALL TO ORDER DEPENDENT WATER CONTROL DISTRICT

13. **Proposed Resolution No. 2026-DD05-** 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, 2026; 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.

District Attorney Kurtz read the resolution into the record.

Board Member Kane asked if staff could find neighboring rates from other areas for comparison.

Vice Chair Sood stated that in the future, he would like to see a commercial business district that can be taxed to avoid increasing costs on residents.

Mayor El-Ramey opened public comment, there was none, so she closed public comment.

MOTION: BOARD MEMBER KANE/ BOARD MEMBER COLEMAN MOVED TO APPROVE RESOLUTION NO. 2026-DD05 WITH A HEARING DATE OF SEPTEMBER 8. MOTION PASSED (4-1) WITH VICE CHAIR SOOD DISSENTING.

Mayor El-Ramey opened public comment.

Tracy Raflowitz asked what will be done with any additional revenue this budget season for residents.

Mayor El-Ramey closed public comment.

Council said they would choose tentative budget workshop dates at their upcoming workshop meeting.

RECONVENE TOWN COUNCIL MEETING

14. Discussion regarding the Loxahatchee Avenue Road Closure

Public Works Director Lower introduced the item to Council and provided supplemental materials regarding the possible road closure. He stated that the possible road closure was suggested, due to traffic patterns flowing from Southern Outdoor Lawn Equipment onto Loxahatchee Avenue then Tangerine Drive, rather than traffic flowing onto Southern Boulevard. He commented that if Loxahatchee Avenue were to be closed, Southern Outdoor Lawn Equipment would have to open another exit for emergency cases.

Mayor El-Ramey opened public comment.

Cassie Suchy questioned if there would need to be another exit for emergencies, and that she would like to see the rule that states that.

A legal representative from Southern Outdoor Lawn Equipment discussed traffic calming measures and suggested signage to address the issue.

Mayor El-Ramey closed public comment.

Councilmember Stephens asked if the property owners could pay for these signs and put them on their property for vehicles turning out of the business.

Council agreed that they would like to see the approved site plan and to discuss the item again at the August 4th Town Council meeting.

15. Discussion regarding the Town Attorney's Contract

Council discussed the Town Attorney's contract and the overall effectiveness of the in-house model.

Attorney Kurtz stated he intends to fulfill his current contract and will notify Council with ample time if he wishes to continue future service.

Council discussed evaluating the in-house model by reviewing legal costs, outstanding items, and overall performance.

Mayor El-Ramey noted that letters of interest had been received from outside law firms for consideration as part of the evaluation.

Mayor El-Ramey opened public comment.

Tracy Raflowitz asked for Town Staff to provide comparisons between an in-house model and outside firms.

Mayor El-Ramey closed public comment.

TOWN STAFF COMMENTS

Public Works Director

16. Discussion and Direction Regarding the Removal of Double Yellow Thermoplastic Pavement Striping from the FY25 Paving Project

Public Works Director Lower presented the item and stated that Gary Clough, the Town Civil Engineer, and Simmons and White, the Towns Traffic Engineers, recommend leaving the double yellow lines on any newly paved roads.

Council disagreed with the Engineers and did not want the double yellow lines, as they believed many of the roads are not wide enough to accommodate the lines.

Council asked if Mr. Lower could reach out to the engineers regarding possible signage if Council respectfully declines the use of double yellow lines.

He announced that F Road to Kerry Lane will be closed July 8th.

Town Attorney Kurtz had no comments.

Town Manager comments were made by Kenthia White. Ms. White thanked Council for 4th of July favors to staff and that any communications for Acting Town Manager Valerie Oakes can be sent to her.

Community Standards Director Gardner-Young announced that starting July 1st, business owners in the Town can renew their Business Tax Receipts (BTR). She also asked for direction on what Council would like the Unified Land Development Code Committee to discuss (ULDC).

Councilmember Kane suggested they discuss the idea of a linear trail in the Town.

TOWN COUNCILMEMBER COMMENTS

William "Joe" Stephens, Councilmember (Seat 1) brought attention to a falling chain link fence on the corner of Folsom Road and Okeechobee Boulevard.

Ms. Gardner-Young said that she will mention the matter to the Code Enforcement team.

Anita Kane, Councilmember (Seat 3) asked that by July 17th staff coordinate the dates for the FAAC committee to meet about the budget cycle.

Paul T. Coleman II, Councilmember (Seat 4) noted that Council does not take any items they discuss lightly and that they will be working hard during budget season.

Manish Sood, Vice Mayor (Seat 5) requested to have the road paving schedule be posted on the website. He requested that staff create a “concerns form” or button on the website to report concerns/issues to the Town, as well as a live issue form from Public works to let residents know that the Public Works Department is aware of resident concerns. He addressed the concern made about children in the Town going to neighboring schools in the area.

Mayor El-Ramey said she would bring it up at her meeting with the County Commissioner.

Vice Mayor Sood asked for a follow up on Town Manager investigations and Ms. White said that they are waiting to speak to Mr. Kurtz, and she will ask outside Counsel Simpson for an update to be sent to Council.

MOTION: COUNCILMEMBER KANE/ COUCILMEMBER COLEMAN MOVED TO EXTEND THE MEETING. MOTION PASSED (5-0).

Lisa El-Ramey, Mayor (Seat 2) briefly touched on her meeting with County Commissioner Sara Baxter, that included discussion regarding the school board. She mentioned that there is a flyer on the website regarding volunteering for the anniversary celebration happening in November. She questioned if it was possible to allocate money that was given for the Canal Bank Stabilization to water control structures along Okeechobee Boulevard.

Attorney Kurtz said that those funds can be allocated.

Mayor El- Ramey asked if there was any update on cost recovery for the Town and requested that an update regarding the 20th anniversary be made.

Councilmember Kane said she can provide an update during the workshop.

ADJOURNMENT

Meeting was adjourned by Councilmember Kane and seconded by Councilmember Coleman. Motion passed (5-0). Meeting adjourned at 10:47 P.M.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Signed by:
Kentlia White
48C99CDA084B463...
Acting Town Clerk

Signed by:
[Signature]
070B6C56061A4B8...
Mayor Lisa El-Ramey, Seat 2

Signed by:
Manish Sood
FCB5F7E3A7FF4E4...
Vice Mayor Manish Sood, Seat 5

Signed by:
Joe Stephens
8927031D8ECE4F0...
Councilmember William “Joe” Stephens, Seat 1

Signed by:
Anita Kane
F5AB3D69FE41435...
Councilmember Anita Kane, Seat 3

Signed by:
[Signature]
2B235D3F5E51430...
Councilmember Paul Coleman II, Seat 4

EXHIBIT A**FORM 8B MEMORANDUM OF VOTING CONFLICT FOR
COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS**

LAST NAME—FIRST NAME—MIDDLE NAME STEPHENS William Joseph		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE LOXAHATCHEE GROVES TOWN COUNCIL	
MAILING ADDRESS 1102 HYDE PARK ROAD		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY LOXAHATCHEE	COUNTY PALM BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED JULY 7, 2026		NAME OF POLITICAL SUBDIVISION: Town Council Member	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JOE STEPIEN, hereby disclose that on JULY 7, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

NEIGHBORING PROPERTY

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

JULY 7, 2026
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.