

**TOWN OF HAVERHILL
TOWN COUNCIL REGULAR MEETING
THURSDAY, JANUARY 8, 2026
6:00 P.M.
OFFICIAL MINUTES**

The regular monthly meeting of the Haverhill Town Council was held on Thursday, January 8, 2026, at the Town Hall, 4585 Charlotte Street, Haverhill, FL.

CALL TO ORDER

Mayor Foy called the meeting to order at 6:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Foy offered the Invocation and led in the Pledge of Allegiance.

ROLL CALL

Town Administrator Stevens called the roll, and Council Members present were Mayor Jay Foy, Vice Mayor Lawrence Gordon, Council Member Teresa Johnson, Council Member Mark Upograph and Council Member Dennis Withington. Town Staff present included Town Attorney John Foster and Town Administrator Tracey Stevens. With a quorum present in the Council Chambers, the meeting proceeded.

SWEARING IN OF NEW COUNCIL MEMBER

New Council Member Mark Upograph was sworn in by Town Attorney Foster.

COMMENTS FROM THE PUBLIC

Mayor Foy called for public comments, and there were none.

APPROVAL OF THE AGENDA

Mayor Foy inquired if there were any additions, deletions, or modifications to the agenda, and there were none.

Council Member Withington moved to approve the agenda as submitted; seconded by Council Member Johnson. Motion carried 5-0.

APPROVAL OF THE CONSENT AGENDA

1. Approval of the Minutes of the Regular Meeting of December 11, 2025
2. Acceptance of the Treasurer's Report for November 2025

Council Member Withington moved to approve the consent agenda as submitted; seconded by Vice Mayor Gordon. Motion carried 5-0.

PRESENTATIONS & INTERAGENCY REPORTS

3. Palm Beach County Sheriff's Office

Deputy Ekstrom reported on the statistics for the past 30 days which included a business burglary at the strip mall on Military Trail and several traffic crashes. Mayor Foy inquired about the accident near Lake Belvedere Estates and Deputy Ekstrom reported it was a traffic crash with injuries.

4. Palm Beach County Fire Rescue

District Fire Chief Martinez reported on the statistics for the past 30 days which included 14 medical calls, 2 alarms, 2 investigations, 1 fire, 1 hazmat, and 1 motor vehicle accident, with an average turnout time of 44 seconds and response times averaging 6 minutes 42 seconds. He mentioned that Station 49 on Lake Worth & Lyons will open on January 29th, and that new recruits would begin their training program soon.

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PUBLIC HEARINGS & ORDINANCE READINGS

There were no public hearings or ordinance readings scheduled.

REGULAR AGENDA

5. Discuss Request from Applicant's Agent, Schmidt Nichols, to Provide Letter of No Objection to Palm Beach County Regarding Bulk Candy Store Site Plan Amendment Application on Property Located Within the Haverhill Area Neighborhood Plan

Cameron Baker of Schmidt Nichols presented the Bulk Candy Store project to the Council, noting that the proposed Development Order Amendment (DOA-2025-01559) falls within the Haverhill Area Neighborhood Plan (HANP). The request includes a 1,370 sq. ft. building expansion to accommodate a Type I Restaurant (ice cream parlor) as an accessory to the existing wholesale/retail candy operation. Mr. Baker answered questions posed by the Council.

Josh Nichols of Schmidt Nichols noted that the development order amendment was needed in order to change the zoning from industrial to commercial as the use is changing with the addition of ice cream sales.

During Council discussions, it was determined that the proposed expansion is small in scale, occurring entirely within the existing paved area, and would likely not increase traffic within Haverhill.

Mayor Foy called for public comments, and there were none.

Council Member Withington moved to approve the No Objection Letter to Palm Beach County for the Bulk Candy Store Project as Presented by Schmidt Nichols; seconded by Council Member Johnson. Motion carried 5-0.

6. Resolution No. 2026-01: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, FLORIDA, RECOGNIZING AND COMMENDING COUNCIL MEMBER RAY CARANCI FOR HIS DEDICATED SERVICE TO THE TOWN UPON HIS RETIREMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Foster read Resolution No. 2026-01 into the record by title only.

Council Members commended Mr. Caranci on his service to the Town.

Mayor Foy called for public comments, and there were none.

Council Member Withington moved to adopt Resolution No. 2026-01; seconded by Vice Mayor Gordon. Motion carried 5-0.

REPORTS

7. Town Attorney

Town Attorney Foster did not have a report to offer at this time.

8. Mayor

Mayor Foy mentioned that the Council will be holding a workshop on January 13, 2026 to discuss parking regulations and private roads. He also mentioned that former Mayor Chuck Stoddard recently passed away, along with North Palm Beach Council Member Kristin Garrison, who also worked for the Palm Beach County School District. Town Administrator Stevens noted that she sent information to the Council regarding the Celebration of Life for Mr. Stoddard.

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9. Town Administrator

Town Administrator Stevens noted that her written monthly report was submitted in the Council packages and encouraged the Council to review the report with important information. She mentioned that a draft letter to vendors was included in the package explaining the probable effects of the proposed elimination of property taxes. The Council discussed the state proposal regarding the elimination of property taxes and decided to review the draft letter and make a determination at the next meeting whether or not to send it to vendors.

The County will be holding a public meeting at 6:45 PM directly following the Town Council meeting on February 12th to report on the vulnerability assessment results. They will also attend the meeting on March 12, 2026 to present the final vulnerability assessment report to the Council.

Town Administrator Stevens reported that Council Member Johnson has announced her candidacy for District 2 of the County Commission. Ms. Johnson will need to submit her irrevocable resignation which will take effect in November on the date of the County Commission swearing in. The timing will allow the Town to advertise the open seat at the same time qualifying for the regular March election will be announced, and the open seat will go on the March election ballot, which means a special election will not be needed. Although the timing worked in the Town's favor this time, it may not the next time a vacancy occurs on the Council, and the Town Administrator and Town Attorney recommend a charter amendment to avoid the exorbitant costs of a standalone special election which could be upwards of \$250,000. Town Attorney Foster noted that a Charter Review Committee is not a legal requirement, and since the Council will be discussing only one specific provision of the Charter, he recommends going straight to ordinance without a Charter Review Committee. There was consensus for staff to work on ordinance language for a Charter Amendment in reference to vacancies on the Town Council.

10. Committee Delegates

Mayor Foy mentioned that the Mayor's parade is coming up soon at the South Florida Fair. Vice Mayor Gordon stated that he's interested in participating.

Vice Mayor Gordon reported that the Criminal Justice Commission still has a few seats available for the prison tour. Council Member Johnson stated that she wanted to attend this year; however, she has scheduling conflicts. She noted that she put her name in to be considered for the next tour.

Council Member Johnson stated she is looking forward to attending Palm Beach County Days in Tallahassee next week and property tax elimination proposals and how property tax revenue may be replaced will be at the forefront of the discussions.

UNFINISHED BUSINESS

There was no Unfinished Business to come before the Council at this time.

NEW BUSINESS

There was no New Business to come before the Council at this time.

ADJOURNMENT

There being no further business to come before the Town Council, the meeting was adjourned at 6:39 p.m.

Minutes prepared by Town Administrator Stevens and adopted by the Town Council on February 12, 2026.

Approved:

Tracey L. Stevens, Town Administrator

Jay G. Foy, Mayor

SIGN IN SHEET

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