

**TOWN OF HAVERHILL  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, MARCH 12, 2026  
6:00 P.M.  
OFFICIAL MINUTES**

The regular monthly meeting of the Haverhill Town Council was held on Thursday, March 12, 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 Uptegraph 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.

**REORGANIZATION AND SWEARING IN OF TOWN COUNCIL MEMBERS**

- A. Swearing in of Council Members Jay Foy, Lawrence Gordon and Teresa Johnson  
Council Members Jay Foy, Lawrence Gordon and Teresa Johnson were sworn into office by Town Attorney John Foster.
- B. Elect Mayor & Vice Mayor for the Ensuing Year
  1. Mayor Foy opened the floor for nominations of Mayor.  
Council Member Uptegraph nominated Jay Foy to serve as Mayor.  
Council Member Johnson nominated Teresa Johnson to serve as Mayor.  
Mayor Foy called the vote on the nomination of Jay Foy as Mayor and the vote was 4-1 (Council Member Johnson dissenting).  
Mayor Foy called the vote on the nomination of Teresa Johnson as Mayor and the vote was 1-4 (Mayor Foy, Vice Mayor Gordon, Council Member Uptegraph and Council Member Withington dissenting).
  2. Mayor Foy opened the floor for nominations of Vice Mayor.  
Mayor Foy nominated Lawrence Gordon to serve as Vice Mayor.  
Council Member Johnson nominated Teresa Johnson to serve as Vice Mayor.  
Mayor Foy called the vote on the nomination of Lawrence Gordon as Vice Mayor and the vote was 4-1 (Council Member Johnson dissenting).  
Mayor Foy called the vote on the nomination of Teresa Johnson as Vice Mayor and the vote was 1-4 (Mayor Foy, Vice Mayor Gordon, Council Member Uptegraph and Council Member Withington dissenting).

**COMMENTS FROM THE PUBLIC**

Mayor Foy called for comments from the public, 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 February 12, 2026
2. Acceptance of the Treasurer's Report for January 2026
3. Adopt Proclamation in Acknowledgement of the "Let's Move: Commit to Change Physical Activity Challenge" countywide initiative hosted by Digital VibeZ and Palm Health Foundation – Sponsored by Council Member Johnson

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

**PRESENTATIONS & INTERAGENCY REPORTS**

**4. Palm Beach County Sheriff's Office**

Deputy Ekstrom reported on the statistics for the past 30 days which included 399 calls including routine residence/business checks and traffic stops, along with 1 vehicle break-in and 6 crashes. Mayor Foy asked if speeding has been more of a problem lately, and Deputy Ekstrom responded that there is typically more speeding during snowbird season as the roads are crowded.

**5. Palm Beach County Fire Rescue**

Chief Martinez reported on the statistics for the past 30 days which included 25 calls with an average call out time of 45 seconds. He mentioned that Fire Ops 101 will be held in Palm Beach County April 25<sup>th</sup> 8:00 AM to 3:30 PM and he invites all to attend to participate or observe the duties of a firefighter. He also requested to present the Fire Department annual report to the Council in April. He provided information on the cold-cut cobra which is a tool to combat electric vehicle fires, and informed the Council that there is a burn ban in effect in Palm Beach County due to extreme drought conditions.

**6. Palm Beach County Commission on Ethics**

Rhonda Giger presented the Palm Beach County Commission on Ethics annual update to the Council. She reiterated that the "ask-first, respond-later" approach is recommended. Mayor Foy commented that he recently completed his annual ethics training and he takes the approach that if there is any question at all about whether something is right or wrong, he does not proceed. Ms. Giger responded that if you don't want to see it on the news, it's probably best not to do it.

**PUBLIC HEARINGS & ORDINANCE READINGS**

**7. First Reading and Transmittal of Ordinance No. 539:**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF HAVERHILL, BY AMENDING SECTION 38-3, DEFINITIONS, OF CHAPTER 38, TRAFFIC AND VEHICLES, TO PROVIDE A DEFINITION OF STABILIZED SURFACES, AND AMENDING SUBSECTION (C) OF SECTION 58-365, RESIDENTIAL DRIVEWAYS, OF CHAPTER 58, ZONING, TO REFERENCE SAID DEFINITION; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION, AN EFFECTIVE DATE AND OTHER PURPOSES.**

Town Attorney Foster read Ordinance No. 539 into the record by title only.

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

**Council Member Withington moved to approve Ordinance No. 539 on first reading and transmit to second reading; seconded by Vice Mayor Gordon. Motion carried 5-0.**

**8. First Reading and Transmittal of Ordinance No. 540:**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, FLORIDA, ADOPTED IN ACCORDANCE WITH SECTIONS 101.161 AND 166.031, FLORIDA STATUTES, CALLING FOR A REFERENDUM TO BE HELD ON MARCH 9, 2027, PROPOSING TO THE ELECTORATE OF THE TOWN THAT THE TOWN CHARTER BE AMENDED AT SECTION 2.03 BY DELETING THE REQUIREMENT THAT A SPECIAL ELECTION BE HELD FOR ANY VACANCY THAT OCCURS WITH EIGHTEEN MONTHS OR MORE LEFT IN THE TERM OF THE SEAT THAT IS BEING VACATED AND IF NO ONE QUALIFIES FOR THE SPECIAL ELECTION, THAT THE SEAT BE FILLED BY APPOINTMENT OF THE REMAINING MEMBERS OF THE TOWN COUNCIL; PROVIDING THAT IF A VACANCY OCCURS IN A COUNCIL SEAT, THE REMAINING COUNCIL MEMBERS BE AUTHORIZED AND EMPOWERED TO APPOINT A SUCCESSOR WITHIN NINETY (90) DAYS TO FILL THE REMAINDER OF THE TERM; PROVIDING THAT THE REMAINDER OF THE CHARTER SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR THE SUBMISSION OF THE PROPOSED BALLOT QUESTION TO THE ELECTORS OF THE TOWN; SETTING FORTH THE FORM OF THE QUESTION TO BE VOTED UPON AT SUCH ELECTION; PROVIDING AN EFFECTIVE DATE FOR THE CHARTER AMENDMENTS SHOULD THE AMENDMENTS BE APPROVED BY THE ELECTORS AT THE MARCH 9, 2027, REFERENDUM; PROVIDING A CONFLICTS CLAUSE, SEVERABILITY CLAUSE, AUTHORITY TO CODIFY, AND FOR OTHER PURPOSES.**

Town Attorney Foster read Ordinance No. 540 into the record by title only.

Town Administrator Stevens explained that there are two options for a ballot question and the Council will need to choose one when making a motion on the ordinance. She stated that staff recommends option #1 as it gives the electorate more information about why the Council is proposing the charter change, which is to eliminate the need to expend taxpayer dollars when there is a vacancy on the Council.

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

**Council Member Johnson moved to approve Ordinance No. 540 with ballot question option #1 on first reading and transmit to second reading; seconded by Council Member Withington. Motion carried 5-0.**

**REGULAR AGENDA**

**9. Discuss Request from Applicant's Agent, Schmidt Nichols, to Provide Letter of No Objection to Palm Beach County Regarding East Coast MUPD Rezoning and Type I & II Waiver Applications on Property Located Within the Haverhill Area Neighborhood Plan**

Jordan Sperling of Schmidt Nichols presented the East Coast MUPD Rezoning and Type I & II waiver application details to the Council on behalf of the applicant. Josh Nichols also provided information, and details were included in the meeting packages. It was noted that the current use of landscaping retail sales is proposed to change to a light industrial use with eight construction office spaces along with warehouse space for each unit for equipment storage which has been calculated to slightly reduce traffic on Belvedere Road.

The Council discussed similar projects nearby as well as the estimated reduction in traffic.

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

**Vice Mayor Gordon moved to approve a “no objection” letter for East Coast MUPD Rezoning and Type I & II Waiver applications with Palm Beach County; seconded by Council Member Withington. Motion carried 5-0.**

**10. Appoint a Council Member to fill the Town’s Alternate Seat on the Palm Beach County Intergovernmental Coordination Program Issues Forum**

Mayor Foy explained that Town Administrator Stevens is the voting member, and the Council needs to fill the alternate seat which was vacated by Council Member Caranci.

Council Member Withington offered to fill the position.

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

**Council Member Johnson moved to appoint Council Member Withington as the Town’s Alternate on the Palm Beach County Intergovernmental Coordination Program Issues Forum; seconded by Vice Mayor Gordon. Motion carried 5-0.**

**REPORTS**

**11. Mayor**

Mayor Foy reported that the Council recently attended the state mandated emergency management training session at the Palm Beach County emergency operations center. He also attended the state mandated annual ethics training last week and what resonated with him is the difference in duties when the Council sits as a quasi-judicial body. A quasi-judicial body does not create law or policy; it hears testimony and interprets the law to apply to the application before them to enforce the law.

Mayor Foy announced that due to personal reasons, he may or may not be able to serve as Mayor in 2027. He will determine at that point whether it will be feasible or not based on his responsibilities at that time.

**12. Town Attorney**

Town Attorney Foster mentioned that the bills that are passing on the state level are becoming concerning, especially for a small town. He stated that some of the bills could destroy the single-family neighborhoods.

**13. 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 reported on the new AT&T fiber installation in certain parts of town; the new generator installed at Town Hall; road construction that will begin the week of March 23<sup>rd</sup> in the Charlotte/Concord and Briarwood areas; the Central County Alliance Economic Development Master Plan progress; and the Central County Alliance meeting with Superintendent Burke regarding a partnership to increase school grades in the central part of the County to help attract economic development in our area. Vice Mayor Gordon mentioned that teacher pay is extremely low in Florida.

**14. Committee Delegates**

- a. Council Member Johnson gave a recap on her attendance at the Committee on Airport Noise meeting, mentioning that they will be installing five noise monitoring devices in different locations. She also reported that Cross Ministries Haverhill mobile food pantry

REGULAR TOWN COUNCIL MEETING MINUTES OF MARCH 12, 2026

served 6,909 individuals in 2025 at the Haverhill Community Church, with 53,392 pounds of food distributed.

- b. Vice Mayor Gordon reported that the Palm Beach County League of Cities (PBCLOC) annual scholarship program will begin soon. Their goal is to award eight \$1,000 scholarships this year. He mentioned that the PBCLOC annual installation gala will be held on May 27<sup>th</sup> at the Kravis Center. Town Administrator Stevens asked who would be attending, and Vice Mayor Gordon stated he would be attending. Council Member Johnson stated she would follow up next week. Vice Mayor Gordon reported that the PBCLOC Executive Director has resigned and the Board will be searching for a replacement.

**UNFINISHED BUSINESS**

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

**NEW BUSINESS**

Council Member Johnson requested that the Town sponsor PBC-BEO for its annual scholarship luncheon with a full-page ad for \$500. There was consensus of the Council.

Vice Mayor Gordon stated that the proposal to eliminate property taxes is a tremendous issue. He suggested that we look at the budget now to see which expenses could be eliminated. The Council discussed the potential effects of the current proposals.

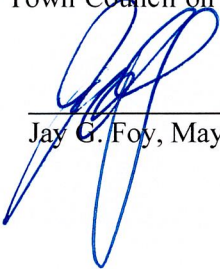
Council Member Withington requested that the Council discuss an ordinance related to holiday decorations at the next meeting, and the Council agreed.

**ADJOURNMENT**

There being no further business to come before the Town Council, the meeting was adjourned at 7:03 p.m.

Minutes prepared by Town Administrator Stevens and adopted by the Town Council on April 9, 2026.

Approved:   
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Tracey L. Stevens, Town Administrator

  
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Jay C. Foy, Mayor



# SIGN IN SHEET

TOWN OF HAVERHILL  
REGULAR TOWN COUNCIL MEETING  
Thursday, March 12, 2026  
6:00pm

<b>Name</b> <b>Please Print Clearly</b>	<b>E- Mail Address</b>	<b>Telephone Number</b>	<b>Property Address</b>
Fawcett Marano	Fawcett Marano	561-315-9140	PDLFA
Josh Nichols			Schmidt Nichols
Jordan Sperling			Schmidt Nichols
Deputy Ekstrom			PBSo
Rhonda Giger			PBC Commission on Ethics