



Lake Park Town Commission, Florida
Private Attorney-Client Session &
Special Called Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
 Wednesday June 03, 2026 5:30pm

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. Baird	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

5:37 P.M.

PRESENT

- Mayor Roger Michaud
- Vice Mayor Michael Hensley
- Commissioner Judith Thomas
- Commissioner John Linden
- Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

COMMISSION WILL RECESS THE SPECIAL CALLED COMISSION MEETING AND GO INTO A PRIVATE ATTORNEY-CLIENT SESSION.

The Town Commission for the Town of Lake Park will have a private Attorney-Client session as authorized by §286.011(8), in the Conference Room. It is expected that the Attorney-Client portion of the Special Called Commission meeting will be attended by: Mayor Roger Michaud, Vice-Mayor Michael Hensley, Commissioners John Linden, Michael O'Rourke and Judith Thomas, as well as Town Attorneys, Thomas J. Baird and Travis J. Foels, and Town Manager Richard Reade. The purpose of the private Attorney-Client session is to discuss pending litigation styled FOREST DEVELOPMENT P3 LPM, LLC v. TOWN OF LAKE PARK. The Attorney-Client Session is expected to begin at approximately 5:30 P.M. or as soon thereafter as possible and is anticipated to last one hour. Also, be advised that at the conclusion of this private Attorney-Client Session, the Commission will re-convene its Special Call Meeting in the Town Commission Chambers and take up the business on its agenda.

AFTER THE ATTORNEY-CLIENT SESSION THE COMMISSION WILL RECONVENE THE SPECIAL CALLED COMMISSION MEETING.

The commission recessed at 5:40 P.M.

The Commission reconvened at 6:30 P.M.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

-James Sullivan commended Public Works for fixing a section of Old Dixie Highway that was unsafe. He also spoke about the dangers of mopeds and scooters in Town and provided written comments on this topic (Exhibit A).

-Susan LaFontaine provided comments via Exhibit B.

CONSENT AGENDA:

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

Motion to approve the Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

1. Regular Commission Meeting Minutes - May 20, 2026
2. Resolution 44-06-26 – Agreement (RFP#114-2026) Kelsey Park Fitness Trail Exercise Equipment Replacement Project – Reshaping - Allgrade, Inc. - \$15,600

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

3. Ordinance 07-2026 - Amendment - Land Development Regulations (LDR) - Rezoning from R-2 to C-2 (PBC Parcel Control #36-43-42-20-01-048-0300) – 1st Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Anders Viane introduced the item and explained that it is an applicant-initiated re-zoning request and that the applicant has met the requirements for approval and will allow for uniform redevelopment of the site. Dr. Pierre Michel, owner of Twiggs Academy, explained the expansion project. Mayor Michaud asked if the property would need to be re-plated. Town Planner Viane stated that they could go that route or they could seek a unity of title. Commissioner O'Rourke stated that he is in favor of this and asked if there would be public notice posted at the site. Town Planner Viane stated that

they were not planning on that because the re-zoning was noticed as per Town code noticing for re-zoning.

Motion to approve Ordinance 07-2026 made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

Town Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING: NONE

NEW BUSINESS:

4. Resolution 45-06-26 – Agreement (Piggyback) - Approve Purchase of One (1) Front End Loader Sanitation Truck - Nextran Truck Center - \$403,723

Public Works Director Jaime Morales explained that this vehicle was due to be purchased in fiscal year 2028, but due to issues with vehicle #56, the cost analysis warranted the expediting of the purchase. Town Manager Richard Reade provided additional supporting explanation for the vehicle. Mayor Michaud asked if the funds had been allocated for 2028 and Public Works Director Morales stated that they were but that they are proposing to purchase this fiscal year which would save money on interest rates and the inflation on the cost of the vehicle. Commissioner O'Rourke asked if there would be warranty coverage for this vehicle. Public Works Director Morales stated that the price includes an extended warranty. Commissioner Linden asked if this was a diesel truck. Public Works Director Morales stated that yes, it is diesel. Commissioner Linden stated that he was under the impression that the Town would be looking at electric vehicles. Public Works Director Morales stated that the discussion about an electric vehicle was only in reference to the litter vacuum which they re-posted for bid in order to obtain alternative fuel options such as electric, but the vehicles presented for purchase tonight are all diesel sanitation trucks. Commissioner Linden also asked if there will be training for staff to learn how to drive and maintain these vehicles. Public Works Director Morales stated that staff are currently trained in operation and basic maintenance of all vehicles but that vehicles under warranty would need to be maintained and repaired by the seller.

Motion to approve Resolution 45-06-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

Commissioner O'Rourke thanked staff for this much needed purchase.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

5. Resolution 47-06-26 – Lease-Purchase Finance Agreement – 2026 Mack LR64R Sanitation Truck with 2025 Heil Automatic Side Loader (ASL) – TD Bank – \$393,889
Public Works Director Morales explained that this vehicle was approved back in 2023 and the funds are already allocated.

Commissioner O'Rourke asked if there would be warranty coverage for this vehicle.

Public Works Director Morales stated that the price includes an extended warranty.

Motion to approve Resolution 47-06-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

6. Amendment - FY 2027 Town of Lake Park Pay Grade Chart - Building Official
Community Development Director Nadia DiTommaso explained the item (Exhibit C). Town Manager Reade spoke about the benefits of having an in-house Building Official. Mayor Michaud asked if the pay grade was reviewed for industry standards. Community Development Director DiTommaso stated that Human Resources had performed that review. Mayor Michaud asked if the Town had ever had a building official. Town Attorney Baird stated he did not believe the Town ever had its own building official. Community Development Director DiTommaso and Town Manager Reade spoke about the rising costs associated with retaining a third party by contract and how those costs can be better managed with an in-house Building Official and the current contract with CAP expires January 2027. Vice Mayor Hensley stated he is in favor of having an in-house building official but is not in favor of the salary that is proposed. Community Development Director DiTommaso explained that Human Resources conducted a survey of other municipalities, and the proposed amount was an average of those. Commissioner Linden is also in favor of having an in-house building official but would prefer to hold off until a better salary range can be developed. Finance Director Barbara Gould

explained how the revenues and expenses would work for funding the in-house building official. Commissioner Linden raised concerns with not being able to fully fund this position based on fluctuating revenues and asked how shortfalls would be covered. Finance Director Gould stated that a shortfall could be covered by reserves or could be borrowed from the general fund. Commissioner O'Rourke spoke about some difficulties that residents and small businesses are having with the permitting process. Community Development Director DiTommaso explained that the process will get better because they are transitioning over to a new system that will be more beneficial for applicants. Commissioner Thomas asked where the building official would be housed. Community Development Director DiTommaso stated they would be housed in the Community Development Department at a currently empty desk and the building official would also function as a plans examiner. Commissioner Thomas stated that there is a need to bring the building official in-house. She expressed concern with the timing and believes it should be a part of the budget and asked if the permit fees could be used for building improvements for residents in need. Town Manager Reade stated he would have to research that and provide an answer at a later point. Commissioner Thomas requested to see the surveys done of the other communities.

Public Comment:

-Susan LaFontaine provided comments via Exhibit D.

Mayor Michaud spoke in favor of having an in-house building official.

Motion to approve the Fiscal Year 2027 Pay Grade for Building Official and for it to be brought back during the budget cycle made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

Mayor Michaud stated he agrees with everything that was said on the dais and he would like to see the data regarding the pay scale. He stated that this will allow the Town to save money. Commissioner O'Rourke stated he would like to explore the possibility of sharing a building official with a nearby community. He spoke about future development in Town and the use of smart growth development providing an opportunity to provide a better service to the Town.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner O'Rourke.

Voting Nay: Commissioner Thomas, Commissioner Linden.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated that there was scheduled mediation on June 10th with Sales at Sea which is not an official case yet.

-Town Manager Reade provided an update on legislative action and what it means for Town taxes with a proposed increase in homestead exemptions. He announced that staff does not intend to propose an increase to the millage rate for the next budget cycle. Town Manager Reade announced Sunset Celebration on June 26th at 6pm with fireworks at 9pm. Mr. Sebastian from Jetsetv thanked the Commission for establishing a great park for the children to use for sports. Mayor Michaud thanked Mr. Sebastian for the program that they bring to the Town.

-Commissioner O'Rourke had no comments.

-Commissioner Thomas announced a Mentorship Symposium on June 16th from 6:30 - 8 p.m.

-Commissioner Linden spoke about someone who passed away, and he reminded the Commission that they were a good friend of Lake Park.

-Vice Mayor Hensley had no comments.

-Mayor Michaud announced "Kickball & Dodgeball with Mayor Michaud" on June 20th from 10:30 a.m. - 1 p.m.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner Thomas.

Voting Aye: All.

Meeting adjourned 8:15 p.m.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on June 17, 2026.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026