



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Wednesday May 07, 2025 6:30 pm

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
Laura Weidgans	—	Deputy 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

6:33 pm

PRESENT

Mayor Roger Michaud

Vice-Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner Michael O'Rourke

ABSENT

Commissioner John Linden

PLEDGE OF ALLEGIANCE

The Pledge was led by Mayor Michaud.

APPROVAL OF AGENDA:

Commissioner O'Rourke requested to pull items 3 and 7 pulled from consent. Commissioner Thomas also requested item 7 be pulled for discussion.

Motion to approve agenda with the above revisions made by Commissioner Thomas, Seconded by Vice-Mayor Hensley.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation - National Public Works Week - May 18, 2025 to May 24, 2025.

Mayor Michaud presented the Proclamation to Public Works Director, Jaime Morales.

Public Works Director Morales thanked his team for all they do.

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.

-Michael Steinhauer provided comments via Exhibit A.

-Tim Sullivan spoke about train safety, landscape buffers, 16 story proposal and gravel driveway ordinance.

-Susan LaFontaine provided comments via Exhibit B.

-Mary Taylor provided comments via Exhibit C.

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.

Items number 3 and 7 have been pulled for discussion.

Motion to approve remaining consent agenda items made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

2. April 16, 2025 Regular Commission Meeting Minutes
4. Resolution 16-05-25 - Piggyback Agreement - Pavement Maintenance and Rehabilitation Services - Asphalt Paving System, Inc.
5. Resolution 22-05-25 - Statewide Mutual Aid Agreement - State of Florida Department of Emergency Management (FDEM)
6. Resolution 23-05-25 - FY 2026-2027 State Highway Lighting, Maintenance, and Compensation Agreement - Florida Department of Transportation (FDOT) - \$20,174.72
8. Emergency Purchase - Town Hall HVAC System & Related Services – Carrier Global Corporation - \$26,545.48 (Town's Purchasing Code, Sec. 2-249. Alternative Source Selection)

Items 3 and 7 were pulled for discussion:

3. Tree Board Appointment - Ms. Shana Phelan

Commissioner O'Rourke believes that board appointments should not be heard on consent in order to allow an exchange with the applicants. Commissioner Thomas would like to keep it on consent in order to maintain time and efficiency with the understanding that items can always be pulled off consent for discussion. Vice Mayor Hensley suggested having a write up about the applicant submitted with the agenda item. Mayor Michaud suggested having staff obtain a confirmation from the applicant regarding their attendance at the meeting and if they will be present, the item can be heard outside of the consent agenda.

Motion to approve Board appointment of Shana Phelan made by Commissioner Thomas.

Seconded by Vice Mayor Hensley. Voting Aye: All.

7. Resolution 26-05-25 - 2024-2025 CDBG Award Agreement (Revised) - PBC

Department of Housing & Economic Development (DHED) - Splash Pad (Kelsey Park)
- \$400,916.

Commissioner Thomas stated that she pulled this item so that they could discuss the water features such as spray jets, water bucket and cannons and she feels that it opens an opportunity for the unhoused using it for bathing. She envisioned more of a fountain type water feature. Commissioner O'Rourke stated a concern regarding Section 8 of the agreement regarding program beneficiaries and is not sure if the Town would meet the criteria of low to moderate income beneficiaries and also had a question about the award amounts and wants to be sure it will not take funds away from the community center project. He feels that it is a wonderful idea but has concerns about fund sources. Vice Mayor Hensley asked for clarification on this point to ensure this project would not affect the community center. Town Manager Reade clarified that the funding for this splash pad had been reallocated from the community center design because the County had issue with the fact that the funds for the community center did not include construction. He also stated that the funds for the design of the community center are coming from other sources such as the Community Redevelopment Agency (CRA) fund. He stated that the County is very supportive of this project. Town Manager Reade stated that the \$400,000 was an additional allocation from the county on top of the regular allocation. The Commission asked for confirmation that the item will come back before them so that they will be able to give their input on the design. Town Manager Reade confirmed that the Commission would be asked for their input on the design. Mayor Michaud requested that the public provide their input as well. Chief Public Information Officer/Grants Writer Merrell Angstreich stated that the Commission would have final approval on the design.

Motion to approve Resolution 26-05-25 made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley. Voting Aye: All.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION): NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

9. Ordinance 02-2025 - Amending Section 78-142 Chapter 78 - Paving and Maintenance Standard for Driveways (Gravel Driveways)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-142 OF CHAPTER 78 PERTAINING TO PAVING AND MAINTENANCE STANDARDS FOR DRIVEWAYS; PROVIDING FOR A VESTING PERIOD; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager Reade provided a summary of the item (Exhibit D).

Mayor Michaud asked for clarification that the grant would still be available for the people that have already had the work done. Community Development Director Nadia DiTommaso stated that the grants are typically available prior to the work being done but that the Commission could apply a special condition allowing them to obtain grant funds after the work has been complete. Town Manager Reade stated that it is the intent that the grant still be available to those that had already completed the work on their driveways. Commissioner Thomas voiced concern with the grant being available to homesteaded properties, but that there may not be an effective way to confirm if a property is homesteaded. Community Development Director DiTommaso stated that they use the property appraiser's website as a resource.

Motion to approve Ordinance 02-2025 on second reading made by Vice Mayor Hensley,
Seconded by Commissioner O'Rourke.

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

Town Attorney Baird read the Ordinance by title only.

NEW BUSINESS:

10. Special Event Request - Lake Park Music & Food Festival

Special Events Director Riunite Franks provided a summary of the item (Exhibit E). Event organizer, Craig Lemanowicz, answered questions from the Commission regarding event details and confirmed that there will be a shuttle going from the Village Shoppes to the event and back. Commissioner Thomas requested that residents in the immediate area of the event are made aware of the shuttles and/or utilize barricades to prevent parking up and down the other roads. Special Events Director Riunite Franks stated that this would be done and that they would figure out a designated area for parking golf carts. Mr. Lemanowicz asked for permission to close Lake Shore Drive during the event.

Motion to approve the request and to close Lake Shore Drive made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

Public Works Director Jaime Morales stated that in order to close the road, the requestor would need to submit Maintenance of Traffic (MOT) plans and cover the cost of closing the road. Commissioner Thomas voiced an objection to closing Lake Shore Drive because she does not want to create a burden on the requestor to have to meet the requirements in order to close the road.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird spoke about a memo that was distributed in response to Commissioner O'Rourke's request regarding the current voting method of the Town. (Exhibit F). He stated that the Town is not prohibited from returning to an "At Large" voting method and that the Commission would need to provide direction for how to proceed. Town Attorney Baird also reminded the Commission that the zoning in progress expires before the next Commission meeting.

Town Manager Reade announced the following; WPBF news hurricane presentation on Saturday May 10th, Haitian Flag Day on May 17th, Memorial Day Celebration on May 26th, and he

announced that Barbara Gould has been promoted from Interim/Assistant Finance Director to Finance Director.

Commissioner O'Rourke spoke in opposition to retaining the current voting system.

Commissioner Thomas thanked Public Works for the golf carts signs being posted in Town. She spoke about the neighborhood block party grants that are available to residents. She stated that we ought to have a better voting system, but that the current voting system achieved the desired results.

Vice Mayor Hensley had a great time at their block party. He thanked staff for the PADD Workshop and the residents for voicing their opinion.

Mayor Michaud announced the Palm Beach County Clerk & Comptroller will be at the Library giving out free information about property fraud on Thursday from 12:30pm to 1:30pm.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

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

Voting Yea: All.

Meeting Adjourned 8:46 pm.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 21, 2025.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025