Lake Park Town Commission, Florida

Regular Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
September 17, 2025 Immediately Following the Special Called
Community Redevelopment Agency Meeting

Roger Michaud	__	**Mayor**
Michael Hensley	__	**Vice Mayor**
John Linden	__	**Commissioner**
Michael O'Rourke	__	**Commissioner**
Judith Thomas	__	**Commissioner**
Richard J. Reade	__	**Town Manager**
Brett Lashley	__	**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

6:41 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas arrived at 6:49 P.M.

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

The pledge was conducted during the Special Called CRA Meeting.

APPROVAL OF AGENDA:

Town Manager Reade announced that earlier today agenda number 8 (Employee Benefits [Health Insurance - Florida Municipal Insurance Trust (FMIT) United Health Care, Dental Insurance - CIGNA, Vision Insurance - Human, Basic Life and Accidental Death & Dismemberment, Supplemental Life, Short Term Disability & Long-Term Disability -The Harford] - Fiscal Year 2026 was added to the agenda.

Commissioner O'Rourke asked that agenda item number 8 be taken before agenda item number 5 under New Business.

Motion to approve and reorganize the agenda made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

SPECIAL PRESENTATION/REPORT:

NONE

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.

- Dr. Jason Jewell expressed concern regarding traffic safety. He referenced an email he sent to staff. He asked that traffic safety be placed on an upcoming agenda.
- Jesse Vanatta representing Freedom Boat Club spoke of all the sponsorship and partnership opportunities with the Town over the years.
- Kelly Steele spoke positively about Freedom Boat Club. She announced the Community Clean Up taking place on Saturday, October 18, 2025 from 9-11 a.m. The Great American Clean Up is taking place on the same day.

Palm Beach County Sheriff's Office Major Matino announced that Captain Steven Thibodeau has been reassigned to District 3 and his last day in Lake Park would be September 27th. He introduced Captain Terra Sanford as the new commander starting September 27th. Captain Sanford gave her brief professional history. Captain Thibodeau thanked the Commission for their support throughout the past few months. Commissioner O'Rourke thanked the Captain and shared several stories of how his impact was made in the short amount of time he has been in Lake Park. He wished Captain Thibodeau well and welcomed Captain Sanford. Commissioner Thomas thanked Captain Thibodeau for all he has done for the Town. She stood up to address and honor Captain Sanford as the first female woman of color that would serve Lake Park. Commissioner Linden thanked Captain Thibodeau for all he has done for the Town. Vice Mayor Hensley congratulated Captain Thibodeau and welcomed Captain Sanford.

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 O'Rourke.

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

1. Commission Budget Workshop Minutes - August 28, 2025
2. Regular Commission Meeting Minutes - September 3, 2025
3. Resolution 66-09-25 – Amendment (Renewal) – Law Enforcement Service Agreement – Palm Beach County Sheriff's Office – FY 2026 - $4,061,845
4. Resolution 67-09-25 - Amendment Number 1 (Renewal) - Marina Landscape Maintenance Services Agreement - Chris Wayne & Associates, Inc. - $43,810.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

NONE

NEW BUSINESS:

8. Resolution 72-09-25 - Employee Benefits [Health Insurance - Florida Municipal Insurance Trust (FMIT) United Health Care, Dental Insurance - CIGNA, Vision Insurance - Human, Basic Life and Accidental Death & Dismemberment, Supplemental Life, Short Term Disability & Long-Term Disability - The Hartford] – Fiscal Year 2026
   Town Manager Reade explained the item (see Exhibit A). He introduced Athena Erchard representing Gehring Group who explained the details of the medical plan and rates. Town Manager Reade explained that the one change was to the medical plan where it would be a co-pay plan instead of the very high deductible plan.

   Motion to approve Resolution 72-09-25 made by Vice Mayor Hensley, Seconded by Commissioner Linden.
   Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke

5. Request to Waive Conflict of Interest - Certificate of Appropriateness (COA) Petition to Demolish 918 Park Avenue (The Adler) - Locally Designated Historic Building (Proposed Kelsey on Park Project) - REG Architects.
   Town Planner Karen Golonka explained the item (see Exhibit B). Commissioner O'Rourke asked for clarification regarding the conflict. Town Planner Golonka explained that they are one of several Professional Consultants working for the Town. They wanted to make the Town aware that they are representing 918 Park Avenue, which was a project moving forward through the Town's process. The Commission discussed their options to of waiving the conflict of interest and terminating the Professional Services contract with REG due to this conflict.
   Mr. Manuel Ayala, Vice President of Operations addressed the Commission and explained that REG has been representing The Adler developers. He stated that the Town has another Professional Consulting firm for this project. The Commission expressed their concerns with the project and were against granting the waiver. Town staff provided clarification as it related to the conflict and requested direction. Community Development Director Nadia DiTommaso explained that the Town has been exploring other firms to

represent the Town for this particular application. Town Manager Reade clarified that when this project began REG was representing the developer and was not under Professional Contract with the Town. Since then, REG began a Professional Contract with the Town, which has led to this waiver request. Attorney Lashley requested time to review the termination clause in the contract. He asked the Commission to stick to the agenda item. Commissioner Thomas felt she did not have enough information to vote. Mr. Ayala explained that if the Town did not grant the waiver then he would report that back to his team and his team would need to make a determination on whether to continue working with The Adler or the Town. They could not work for both. Commissioner Thomas expressed her discomfort with how this discussion has evolved. She explained that REG has used the information they gained by working for the Town and used it for their client The Adler. Attorney Lashley recapped that it sounds like there was a four to one vote to not grant the waiver. He stated that REG could then decide if they want to terminate the contract with the Town for Professional Services or drop their client.

Motion to deny the waiver of conflict made by Commissioner O'Rourke; Seconded by Commissioner Linden.

Commissioner O'Rourke felt that the conflict does not relate to something that this firm has done with regards to this Town. The firm was familiar with the property because they have worked before on this property. He felt that losing that familiarity with the building, as an engineering firm would be a loss of valuable information. Commissioner Thomas had no credibility with the firm. Vice Mayor Hensley felt that the Town was taken advantage of.

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

Voting Nay: Commissioner O'Rourke

6. Resolution 68-09-25 - Town Grant Award - Community Beautification Improvement Fund (CBIF) - 339 Evergreen Drive - $13,000 (Driveway Replacement).

Community Development Director Nadia DiTommaso explained the item. Commissioner O'Rourke asked where in the budget these funds reside. Finance Director Barbara Gould explained that there is a Beautification Fund that the Town Commission has set aside specifically for this purpose.

Motion to approve Resolution 68-09-25 made by Commissioner Linden, Seconded by Vice Mayor Hensley.

Commissioner Thomas was very glad to see this applicant before the Commission. She asked how much would be left in that budget after this was awarded. Finance Director Gould would provide that figure. Town Manager Reade stated that there were plenty of funds in that account.

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

Ms. Shelly Travelstead, applicant- introduced herself and explained their family asset. The Commission thanked Ms. Travelstead for reaching out to the Town.

7. Resolution 69-09-25 - Reschedule Town Commission Regular Meetings - October 2025 (2nd & 4th Wednesday of Month).

Town Manager Reade explained the item.

Motion to approve Resolution 69-09-25 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

Vice Mayor Hensley announced that he would not be available on October 22nd. Town Clerk Mendez announced the dates of the October meetings as October 8 and October 22nd. Commissioner O’Rourke asked if there were many agenda items on October 22nd. Town Clerk Mendez explained that there was a presentation by Ellyn Bogdanoff and a site plan expected that evening.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Attorney Brett Lashley announced the filing of a complaint again 1100 2nd Court.

Town Manager Reade thanked Attorney Lashley for all his assistance in the past few weeks. He congratulated Captain Thibodeau for all he has done for the Town. He explained the Lobbyist presentation scheduled for October 22nd. They are already working on their legislative agenda because the committee meetings are starting in October. He announced the possible scheduling of workshops in October or November for SB180 and P3 PUD Site Plan. The Town Attorney has put together an amendment to the P3 Comprehensive Agreement. All the permits are on hold under further notice. He announced the Multicultural Festival on Saturday, September 20th and Sunset Celebration on Friday, September 26th. He announced a Public Records and Sunshine Law training-taking place on Friday, September 19 in the Commission Chamber. The Commission approved the three proclamations - Voter Education Week; Friends of the Library; and Vote Early Day. He wished Nadia DiTommaso a happy birthday. He thanked Public Works Director Jaime Morales for coming up with a safe alternative for entering the building during Commission meetings. Public Works Director Morales explained that a temporary ramp would be installed at the north entrance doors.

Commissioner O'Rourke had no comments.

Commissioner Thomas had no comments.

Commissioner Linden thanked everyone involved with making the Commission Chamber safer during a meeting. He stated that residents are getting frustrated that no one was responding to residents request either by email or at a Commission Meeting. He suggested that someone should be responding. Town Manager Reade explained that staff would be reaching out to residents in the future. He explained that the resident who spoke earlier this evening sent the email to the wrong address and the Town Clerk forwarded the email to the correct staff members. The resident received responses from the Captain, Public Works and Community Development.

Vice Mayor Hensley stated that he does reply, but does not use reply all. He apologized that he would be late to tomorrow's meeting.

Mayor Michaud shared his Town issued cell phone at 561-718-8989 or email him at rmichaud@lakeparkflorida.gov. He wished his mother a happy birthday.

REQUEST FOR FUTURE AGENDA ITEMS:

NONE

ADJOURNMENT:

8:35 P.M.
Motion to adjourn made by Commissioner O'Rourke, Seconded by Commissioner Linden.
Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on October 8, 2025.

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Mayor Roger D. Michaud

Town Seal

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Town Clerk, Vivian Mendez, MMC

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Deputy Town Clerk, Laura Weidgans

Approved on this _________ of ________________________, 2025