



## Lake Park Town Commission, Florida

### Regular Commission Meeting Minutes

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

Wednesday October 07, 2026 6:30 pm

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

***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.***

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#### **CALL TO ORDER/ROLL CALL**

6:40 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.

**APPROVAL OF AGENDA:**

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

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

**SPECIAL PRESENTATION/REPORT:**

1. Proclamation - National Friends of Libraries Week - October 18, 2026 to October 24, 2026

Vice Mayor Hensley presented the Friends of the Library with the proclamation.

**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.*

Mayor Michaud asked everyone to be respectful while speakers are at the podium.

-Mary Taylor spoke about the budget process and requested a forensic audit and submitted her written comments (Exhibit A).

-Michael Steinhauer provided written comments (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.

Commissioner O'Rourke expressed concerns regarding the type of items being placed on the Consent Agenda. Mayor Michaud suggested that items of importance be placed on New Business. Town Manager Reade explained the purpose of the items on the Consent Agenda.

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

2. Attorney-Client (Private) Session Minutes - September 9, 2026
3. 2nd and Final Public Hearing - FY 2027 Town of Lake Park Budget Meeting Minutes - September 16, 2026
4. Regular Commission Meeting Minutes - September 16, 2026
5. Attorney- Client (Private) Session Minutes - September 23, 2026
6. Resolution 92-10-26 - Florida City Week - October 19-25, 2026
7. Resolution 93-10-26 - Marina Management Software (Renewal - Retroactive) - The Wanderlust Group (TWG)(DOCKWA) - \$ 15,844.02 annually
8. Resolution 101-10-26 - Amendment No. 1 – Agreement No. LPA0557 (One-Year Time Extension - October 31, 2027) – Lake Park Septic to Sewer Conversion Project – Florida Department of Environmental Protection (FDEP) - \$1,000,000
9. Resolution 94-10-26 - Submit Grant Application - Federal Highway Administration - PROTECT Resilience Improvement Grant to support a design update, permitting and construction of the Park Avenue Stormwater Resilience and Roadway Improvements Project - Not To Exceed \$4,000,000 (20% Local Match - Not To Exceed \$1,000,000
10. Resolution 96-10-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Marine and Biodiesel - Petroleum Traders Corporation
11. Resolution 97-10-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Marine and Biodiesel - Campbell Oil Company
12. Resolution 98-10-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Marine and Biodiesel - Pro Energy, LLC
13. Resolution 103-10-26 - Cell Service & Mobile Device Provider (Piggyback) - All Departments & Retroactive Purchase - Eighteen (18) Devices - PW Department - AT&T - \$14,043.60 Annually

## **BOARD MEMBER NOMINATION:**

### **14. Appointment - Tree Board - Mr. Brady Drew**

Commissioner Linden nominated Brady Drew to the Tree Board. Seconded by Commissioner O'Rourke seconded the nomination.

Mr. Brady Drew thanked the Commission for continuing the efforts as a Tree City USA.

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

## **PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**

### **15. Ordinance 09-2026 – Amendment - Town of Lake Park Code of Ordinances – Chapter 67 – Article II - Platting, Conceptual Plan and Development Plan - Section 67-37. - Development Plan Review; General Procedures - 1st Reading**

Senior Town Planner Anders Viane presented the item (Exhibit C). Vice Mayor Hensley asked if this process changes any open development with the Town. Senior Town Planner Viane stated that only Live Local items would have a different timeframe, everything else would remain the same.

Motion to approve Ordinance 09-2026 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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**

## **OLD BUSINESS:**

### **16. Reconsideration - Amendment - Regular Commission Meeting Minutes - September 2, 2026.**

Town Manager Reade explained that in the previous meeting these minutes had been amended.

*Public Comment:*

-Michael Steinhauer provided written comments (Exhibit D).

Motion to reconsider and approve the Minutes from September 2, 2026 to include Exhibit A as a part of public comments made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Commissioner O'Rourke apologized for the oversight and explained that it was meant to bring forth a procedure for public comments. He stated that if a person is not present, they should not be able to submit a public comment. Mayor Michaud also apologized for the mistake. Vice Mayor Hensley suggested creating a policy on public comments and requested to discuss it on a future agenda. Town Attorney Baird stated that a public comment can be submitted any time before or during a meeting and it becomes a public record, but that the Commission was free to set its own policy. Town Attorney Baird clarified that a comment submitted in writing would not be a part of the minutes because it is not read out loud, but it would be a public record.

Voting Aye: All.

#### **NEW BUSINESS:**

17. Agreement - Sales at Sea Settlement (Sales & Office Barge) – Lake Park Harbor Marina  
Town Manager Reade explained that they are seeking approval from the Commission to move forward with the proposed settlement agreement. Town Attorney Baird stated that the original plan was to litigate this case, but because of litigation costs, they are moving forward with mediation. He also stated that the docks that will be replaced, will be of a much higher quality material than what was in the original agreement which will make up for some of the lost revenue.

Motion to approve the Agreement - Sales at Sea Settlement (Sales & Office Barge) for the Lake Park Harbor Marina made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

Commissioner O'Rourke commended Town Attorney Baird for an excellent settlement agreement placing the Town in a much better position. Vice Mayor Hensley also commended the Town Attorney and Marina Director Jason Tenney.

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

18. Resolution 99-10-26 – Repair Services (RFQ #131-2026) – Automated Side Loader Unit #58 Grabber Arm Replacement – Sunbelt Waste Equipment, LLC – \$32,950.69

Public Works Director Jaime Morales explained that Sunbelt Equipment was the only bidder for this project. Mayor Michaud asked about funding for this item. Public Works Director Morales stated it is within the Capital Improvement Projects fund.

Motion to approve Resolution 99-10-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

19. Resolution 100-10-26 – Agreement (Piggyback) – Approve Purchase of One (1) 2026 Mack Granite Vac-Con Sewer Combination Cleaner (Vacuum Truck) - Nextran Truck Centers - \$589,866.

Public Works Director Morales explained the item (Exhibit E). Town Manager Reade spoke about the benefit and savings of using the piggyback agreement.

Motion to approve Resolution 100-10-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

20. Resolution 102-10-26 - Work Authorization – Stormwater Basins 12 and 22 Cleaning, Investigation and Repairs - Shenandoah General Construction, LLC – Not To Exceed \$426,796.43.

Public Works Director Morales provided a brief summary. Commissioner O'Rourke asked about the possibility of using Community Redevelopment Agency (CRA) funds due to there being a portion of the project that is within the CRA. Town Manager Reade stated that they would not be able to use CRA dollars for a regular repair and maintenance item.

Motion to approve Resolution 102-10-26 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

-Town Attorney Baird stated for the public that the shade sessions that were recently held were recorded by a court reporter and upon the conclusion of any litigation, the recordings would be considered an open public record. He reported that they had secured a great mediator and conducted a progressive and positive preliminary mediation session which is leading to a 120 day stay of litigation so that the parties can concentrate on creating a framework to resolve the litigation thereby saving the Town a lot of money. He also stated that another Attorney-Client Session would be needed in order to continue with making progress. He will work with the Town Manager and the Clerk to establish a date.

-Town Manager Reade announced the Fall Festival Sunset Celebration on October 30<sup>th</sup>.

-Commissioner Thomas apologized to the public for submitting a public comment card for her son.

-Commissioner O'Rourke spoke about the disagreements between himself and the Lake Park Society for Advancement of Civic Engagement. He stated that he will work harder to not take it so personally in the future. He also requested a future agenda item to set policy for public comments.

-Commissioner Linden spoke about the VFW flea market that was held on Sunday and feels that we need to give them more support. He also asked where we are at with an agenda item he requested for establishing term limits for elected officials. Town Manager Reade stated that it could be brought forward. Commissioner Linden also asked about the Town Manager's evaluation and expressed a desire to get it done. Town Manager Reade stated that he would send the evaluation form out tomorrow.

-Vice Mayor Hensley spoke about an event with Culinary on October 28<sup>th</sup> that the Planning & Zoning Board should be a part of.

-Mayor Michaud spoke highly of Culinary and Big John's Eatery. He also announced the next "Mornings with the Mayor" on October 17<sup>th</sup>.

-Town Manager Reade stated that due to a higher level of interest in CRA grants, additional funding may need to be identified.

**REQUEST FOR FUTURE AGENDA ITEMS:**

Vice Mayor Hensley and Commissioner O'Rourke requested a future agenda item to discuss the development and possible adoption of a policy regarding public comments during meetings.

Commissioner Linden requested a future agenda item to discuss placing term limits on elected officials.

**ADJOURNMENT:**

Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Voting Aye: All.

Meeting adjourned 7:57pm.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on November 4, 2026.

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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 \_\_\_\_\_, 2026