



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday July 15, 2026 6:30pm

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
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

6:31 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke (arrived 6:33pm)

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the agenda as it stands made by Vice Mayor Hensley. Seconded by Commission Linden.

Voting Aye; All.

SPECIAL PRESENTATION/REPORT:

1. Presentation - Palm Beach County Property Appraiser Dorothy Jacks.

Palm Beach County Property Appraiser Ms. Dorothy Jacks provided a presentation (Exhibit A). Commissioner Linden asked how this would affect the businesses in Town. Ms. Jacks explained that if millage rates are increased to offset the losses in property taxes, it would affect everyone, including businesses. Commissioner Thomas asked how often the Property Appraisers re-assess the value of homes. Ms. Jacks explained that market value levels are studied every year and she explained the difference between market value and assessed value and that taxes are paid on the assessed value. Commissioner Thomas spoke about gentrification to the area and asked how the Town of Lake Park can maintain affordable home values. Ms. Jacks stated that she is unsure how to stop that. Commissioner O'Rourke thanked Ms. Jacks for her public service and asked if the property value increase is attributed to the new Nautilus development. Ms. Jacks confirmed that to be correct. Commissioner O'Rourke stated that he is concerned with the value of property within the Town's CRA. Ms. Jacks stated that she could obtain the numbers on the CRA and provide that to the Commission.

2. Presentation & Direction - Urban County Qualification Process - Palm Beach County Housing & Economic Development (HED).

Ms. Alessandra Tasca, Director of Strategic Planning, provided a presentation (Exhibit B). She explained that the Town's participation in the Urban County Program Jurisdiction is up for renewal, which is done every three years. Ms. Tasca also stated that the County Commission on Affordable Housing holds a monthly meeting for anyone wishing to attend. Commissioner Thomas asked about individuals who are currently on a wait list for affordable housing and would those individuals need to re-apply or would they remain on the waitlist. Ms. Tasca stated that since there are several different programs with varying funds, she would like to provide the information in writing in regards to which programs are open and which are not. She stated that

she does not imagine that people would be required to continually re-apply unless it was a different program. Commissioner Thomas asked if there was a way for the Town to apply for funds as a whole to ensure there is a pot of money designated to our community. Ms. Tasca stated that the funds allocated for the Town of Lake Park are specifically for capital improvement projects. She also stated that as opportunities for funding come up, the Town staff would be notified.

Motion to renew the urban County Program made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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.

-Katia Zhestkova spoke about bullying on the dais and spoke in support of Town Manager Reade.

-Steen Erickson from Palm Beach County Fire Rescue and Honor Guard provided a gift of flag spreaders for the Commission Chamber.

-Michael Steinhauer provided comments via Exhibit C.

-Mary Taylor provided comments via Exhibit D.

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.

Vice Mayor Hensley requested to pull item 5 for discussion.

Commissioner Linden requested to pull items 4 and 6 for discussion.

Motion made to approve remaining consent agenda item number 3 by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

3. Regular Commission Meeting Minutes - July 1, 2026

The following items 4 through 6 have been pulled from the consent agenda for discussion:

4. Emergency Equipment Repair - Town Hall A/C Chiller System - Carrier Corporation - \$19,233.

Commissioner Linden expressed concerns with already being under contract with Johnson Controls. Public Works Director Jaime Morales stated that this repair goes beyond the scope of the contract and they were allowed to proceed due to the emergency nature of the repair. Commissioner Linden asked how long it took to be repaired. Public Works Director Morales explained the process involved in the decision and that Town Manager Reade had agreed with the urgent need for the repair. Commissioner Linden asked if Johnson Controls was asked to look at it. Public Works Director Morales stated that Johnson Controls only monitors the system, they no longer maintain the system, based on the contract.

Town Manager Reade provided clarification regarding the Johnson Controls contract.

Vice Mayor Hensley asked why the item is on the agenda if it has already been approved. Town Manager Reade explained that the item is coming before them because the amount is over his spending limit and for transparency purposes.

Motion to approve emergency equipment repair made by Vice Mayor Hensley. Seconded by Commissioner Thomas.

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

Voting Nay: Commissioner Linden.

5. Emergency Equipment Repair – PBSO Building A/C System - Nova Air Conditioning, Inc. - \$6,597.02

Vice Mayor Hensley apologized to PBSO for being without Air Conditioning.

Motion to approve emergency repair made by Vice Mayor Hensley. Seconded by Commissioner Thomas.

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

Voting Nay: Commissioner Linden.

6. Resolution 56-07-26 – Special Category Grant Amendment (6-Month Time Extension - December 31, 2026) - Florida Department of State - Division of Historical Resources - Evergreen House Preservation Improvements Project.

Commissioner Linden asked who decided that the Evergreen House needed repairs. Public Works Director Morales stated that an assessment was made and the Commission decided to move forward with repairs. He added that the assessment was requested prior to him starting with the Town. Public Works Director Morales provided a written explanation (Exhibit E). Commissioner Linden spoke about payment that was supposed to be made in April. Public Works Director Morales stated that the payment had been made, and he had received an email confirmation of the payment. Commissioner Linden spoke about the Historical Society not having full use of the building and spoke about some funds that one of the society members contributed. Town Manager Reade apologized for delays with the Evergreen house and explained that as soon as the historical society moved out of the building, they went out for constructions bids. He stated that the cost of construction is more than what we have available and they will have to figure out where the additional funds will come from. Public Works Director Morales explained some of the options to move forward with the funds that are available. Commissioner O'Rourke asked why we haven't started looking for additional funding sources yet. Public Works Director Morales explained that because it's a historical property, they can't get more grant funds until the original grant is used and the work is done. Commissioner Thomas stated she was concerned that the grant extension will increase the costs. Public Works Director Morales explained they will do whatever they can with the funds they have and then close the grant and then apply for another grant to complete the work. Vice Mayor Hensley stated that we cannot put any of this cost on residents through taxes and asked what happens if we don't get the additional grant funds. Mayor Michaud stated that the burden will not be placed on taxpayers and the project would cease. Public Works Director Morales

stated that a good strategy would be to complete the interior and the Americans with Disabilities Act (ADA) compliance first.

Motion to approve resolution 56-07-26 made by Vice Mayor Hensley. Seconded by Commissioner Thomas. Commissioner Linden wanted to know how reporting will be changed so that this doesn't happen again. Town Manager Reade stated that he will work with staff on providing updates.

Voting Aye: All

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

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

NEW BUSINESS:

7. Establish Tentative FY 2026-2027 Millage Rate (Operating) & Restate the Date, Time and Location of the 1st and 2nd Final Millage Rate & Budget Public Hearings.

Finance Director Barbara Gould explained the item and stated that they will provide updates as they are received. Town Manager Reade stated they are proposing the same millage rate of 5.1 mils.

Motion to establish tentative FY 2026-2027 Millage Rate at 5.1 mils (Operating) & Restate the Date, Time and Location of the 1st and 2nd Final Millage Rate & Budget Public Hearings made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Voting aye: All.

Motion to set the date, time and location of first millage rate budget public hearing for Tuesday September 8th at 6:30pm and 2nd and final millage rate budget public hearing for Wednesday September 16th at 6:30pm made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Voting aye: All.

8. Town Commission Priorities - FY 2027 Budget.

Mayor Michaud would like time to look this item over and bring back on the very next agenda. Vice Mayor Hensley requested a quick summary. Commissioner Thomas stated that she already

submitted hers and requested it be given back to her. Town Manager Reade provided a quick overview of all the items on the list (Exhibit F).

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated there were some applications in-house related to the downtown and marina that he has been assisting staff with and the Quasi-Judicial Hearings that would take place at some point, he would not be able to represent the Commission because he has been assisting staff.

-Town Manager Reade stated they are moving forward with the marina pump-out system item. He also spoke about staff doing an analysis of fleet management costs to provide to the Commission. He mentioned House Bill 1329 requirements beginning January 2027 requiring municipalities to have software that allows the posting of budgets online and they will be budgeting for those costs. He is currently working on updating the mobility plan and impact fees to support future costs and impacts. He thanked the Commission for the extra day off for Fourth of July. He announced Sunset Celebration on July 31st. He also mentioned a proposed settlement email that he had sent out to the Commission.

-Commissioner O'Rourke spoke highly of the country of Peru, where he had recently visited. He expressed concern with actions of Commissioners being potentially inappropriate.

-Commissioner Thomas asked when the Back-to-School Extravaganza is taking place and she wanted to make sure the public was aware. She also spoke about not wanting to attend events that are not Town sponsored. She spoke about her previous comments about Town Manager Reade applying for another job and she addressed some comments that were made that were suggestive as inappropriateness. She also spoke about employees not having a grievance process.

-Commissioner Linden spoke highly of the Mornings with the Mayor meeting. He spoke about tightening up activity on the dais to comply with the sunshine law.

-Vice Mayor Hensley announced a listening session on August 1st.

-Mayor Michaud enjoyed listening to residents at the Mornings with the Mayor meeting.

-Town Manager Reade asked for direction regarding a salary study. The Commission provided consensus to proceed with that.

REQUEST FOR FUTURE AGENDA ITEMS:

Mayor Michaud requested to discuss commission budget priorities on the next agenda.

ADJOURNMENT:

Motion made by Commissioner Thomas, Seconded by Vice Mayor Hensley.
Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner
Linden, Commissioner O'Rourke.

Meeting Adjourned 9:24pm.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on
August 5, 2026.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026