



## Lake Park Town Commission, Florida

### Regular Commission Meeting Minutes

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

Wednesday July 16, 2025

Immediately Following the Community Redevelopment Agency Meeting

<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

7:29 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

## **PLEDGE OF ALLEGIANCE**

The Pledge was bypassed.

## **APPROVAL OF AGENDA:**

Commissioner Thomas pulled items 3, 4, and 5 from the consent agenda.

Motion to approve the agenda as amended made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

## **SPECIAL PRESENTATION/REPORT:**

1. Marina P3 Quarterly Update Presentation - Forest Development representatives

Larry Zabik and Peter Baytarian presented to the Commission (Exhibit A).

Commissioner O'Rourke asked for and received clarification regarding the timeline for payment of \$1.2 million to the Town to take place once Forest Development has paid \$600,000.00 to the State Cabinet for the appraisal. Commissioner Thomas raised concerns that the leases for the boat clubs and for the Nautilus sales/model barge would expire on September 30<sup>th</sup> and would this be in conflict with the September 16<sup>th</sup> Florida Department of Environmental Protection (FDEP) approval.

Lee Feldman from the Euclid Group introduced himself and explained that FDEP, the Governor and Cabinet are all aware of the continuing issues that extend past the approval date until September 30<sup>th</sup> with the understanding that everything will be removed by September 30<sup>th</sup> or shortly after. He went on to explain that the reversions on the deeds would not go into effect until this was completed.

Town Manager Reade explained that the charter companies have been notified that their contracts, which will expire on September 30<sup>th</sup> will not be renewed. He went on to say that an agreement would be brought back before the Commission for the re-location of the barge. Vice Mayor Hensley asked what date the \$1.2 Million would be paid to the Town. Forest Development representative stated that it would be after the approval of the reverters. There is not a date set, but they will comply with the comprehensive

agreement. Vice Mayor Hensley also requested that Forest Development provide timely quarterly reports moving forward.

**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.*

-Pablo Perhacs spoke about traffic and speeding and believes progress is being made.

**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 3, 4, and 5 were pulled.

2. Town Commission Regular Meeting Minutes - July 2, 2025
6. Resolution 41-07-25 – Stormwater Rates – Fiscal Year 2026 – 2028.
7. Resolution 42-07-25 - Support 2021 Lake Worth Lagoon Management Plan - Lake Worth Lagoon Initiative Grant Program - \$1,000,000 (Septic-to-Sewer Project).

Motion to approve remaining Consent Agenda items 2, 6 and 7 made by Commissioner Linden, Seconded by Commissioner O'Rourke.

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

3. Resolution 38-07-25 – Scope of Services Agreement - Stormwater Infrastructure Design and Grant Support - Water Resource Management Associates, Inc. (WRMA) – \$134,012.40.

Commissioner Thomas requested confirmation that the funds would be for the design of the stormwater infrastructure, not to include the implementation of any features or improvements.

Public Works Director Jaime Morales confirmed this to be correct and outlined the process.

Commissioner Thomas asked follow up questions related to stormwater infrastructure in various locations in Town. Public Works Director Morales stated that they will be seeking Commission and community input throughout various stages including design and implementation.

Public Comment:

Patricia Leduc spoke about keeping Lottie Mae Park as a passive park without fencing.

Motion to approve Resolution 38-07-25 made by Commissioner Thomas. Seconded by Commissioner O'Rourke. Voting Aye: All.

4. Resolution 39-07-25 - Interlocal Agreement - Information Technology Network Services (Fiber) - Palm Beach County.

Commissioner Thomas stated that she pulled this item to get clarification on the following; will Public Wifi be part of this? We will be paying \$17,400.00 annually to the County, how does that work? She wanted it stated for the record that she had submitted the following questions to staff and she did receive some answers; could the Town have its own internet service and sell it off? Would there be free public internet service to residents and who would the provider/s be? Chief Information Technology Officer Paul McGuinness explained that the fiber service with the County does not include internet and is completely separate. He stated that if the Town purchased this service from a private provider, it would cost two to three times more. Commissioner Linden asked how this increased price is different from what the Town currently has. Chief Information Technology Officer McGuinness explained that our current service is with the County, but that the contract had expired and that this is the same rate and the same service that we had previously.

Vice Mayor Hensley wanted it to go on record that this will save money for the Town.

Motion to approve Resolution 39-07-25 made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley. Voting Aye: All.

5. Resolution 40-07-25 – Solid Waste Rates – Fiscal Year 2026 – 2028

Commissioner Thomas requested a status on various vehicles. Public Works Director Morales stated that there are two vehicles they are expecting to receive in December 2025 and there are two vehicles which are proposed in 2025-2026 and expected to arrive in September 2026. There are also three vehicles anticipated in 2028. Commissioner Linden asked if the proposed pickup schedule will extend the life of any of the vehicles. Public Works Director Morales stated that yes it would. Town Manager Reade stated that most of this information will be in the budget document within the capital improvement plan and available to the public on the Town website.

Motion to approve Resolution 40-07-25 made by Vice Mayor Hensley. Seconded by Commissioner Thomas. Voting Aye: All.

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

**PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:**

8. Ordinance 03-2025 - Creating Chapter 65 "Workforce Housing" - Town of Lake Park Code of Ordinances.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA BY CREATING CHAPTER 65 TO BE ENTITLED "WORKFORCE HOUSING"; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Karen Golonka explained the changes to the Ordinance since first reading regarding section 65-5. Commissioner Linden asked about the possibility of opting out of the State requirements due to the size of the Town. Town Attorney Baird stated that there is no possibility for an opt-out. Town Manager Reade further stated that they do advocate changes to support the Town's needs through the Town Lobbyist every year.

Commissioner Thomas stated that she had submitted questions to staff and wanted it to be on the record. The first question was what the maximum height would be under the Live Local Act. She stated that the response she received was that it would be related to what was in a one mile radius. The second question was would the developer be

guaranteed 48 units per acre but that land development regulations would determine how much would go on the parcel.

Vice Mayor Hensley asked for clarification on how the Live Local Act protects the Town. Town Attorney Baird stated that the live Local Act requires developers to consider all of the different income levels within the Town.

Motion to approve Ordinance 03-2025 made by Commissioner Linden, Seconded by Vice Mayor Hensley.

Commissioner O'Rourke stated that there are two staff recommendations that were not included on first reading that he would like read into the record. The first recommendation was "Live Local Act projects in Industrial districts and any on church property shall follow the regulations of the "Mixed Use, Traditional Neighborhood District". The second recommendation was "Live Local Act projects in Commercial districts shall follow the Park Avenue Downtown District (PADD) regulations".

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

Town Attorney Baird read the Ordinance by title only.

## **NEW BUSINESS:**

9. Setting the Current Year Proposed Millage Rate, and Restating the Date, Time and Location for the First Public Budget Hearing

Finance Director Barbara Gould explained the item and added that there would be an opportunity for the Commission to adopt a lower rate but they would not be able to adopt a higher rate. Town Manager Reade clarified that this is the current rate at this time.

Motion to approve the Millage Rate at 5.1 Mills and setting the date, time and place as Monday September 8, 2025 at 6:30pm in the Commission Chamber made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

10. Town Commission Priorities - Fiscal Year 2026 Budget

Finance Director Gould explained that they had received the votes back from the Commission on the budget priority items (Exhibit B). Commissioner O'Rourke explained that he did not participate in the vote because he does not feel that this is an effective way to develop the budget. He prefers that each department submit their priorities. Commissioner Linden agreed with this as well. Vice Mayor Hensley explained that these are Commission priorities, not department priorities. Town Manager Reade confirmed this to be correct and clarified the process and why he took this approach. Commissioner Linden stated that one of his priorities would be traffic calming and another would be lighting in Town. Town Manager Reade suggested that the items that received a 4-1 vote have received majority support to move forward and the items that received a 3-2 vote are the items up for discussion tonight. Commissioner Thomas explained that she had some confusion over the lighting item and what it specifically meant. Town Manager Reade explained that the lighting item is in addition to the Florida Power & Light (FPL) lighting project already under way. Public Works Director Morales explained the phases of the FPL lighting project. Vice Mayor Hensley requested that the lighting item be taken out and they will just focus on the FPL plan for now. Commissioner O'Rourke stated that there was an item he had brought up previously regarding salary increases for the Commission, but it is not on the priorities list. Commissioner Thomas stated that the only reason that item was not included is because it was brought up after the priorities lists were provided to the Commission. Mayor Michaud stated that it seems that they would like to prioritize everything on the Special Events priorities list. Town Manager Reade suggested that they move forward with the code compliance and customer service training item. Mayor Michaud suggested that they do not need to have discussion on the items that received a 3-2 vote. Commissioner Thomas stated that the oval about is an item of concern. Town Manager Reade provided a status on this item and that it is a priority for staff. Commissioner Thomas spoke about traffic calming needs once the Promenade project is completed. Public Works Director Morales stated that they are already in the process of evaluating this issue. Commissioner O'Rourke spoke about the recreation events for kids and adults item. He stated that the re-development of Bert Bostrom Park would need to

come before this item. Mayor Michaud stated that a soccer program wouldn't require much funding or physical field enhancements. Special Events Director Riunite Franks asked about the possibility of holding the Martin Luther King (MLK) Day event in the Mirror Ballroom with guest speakers, poems, kids activities, etc. and she is requesting Commission direction. Mayor Michaud stated that it might be an issue because of the occupancy restrictions in the Mirror Ballroom. Commissioner O'Rourke encouraged the public to volunteer to assist with future events. Vice Mayor Hensley stated that he is not for having the event in the Ballroom because of the restrictions. He would like to continue with having the event outside, but having a back-up plan in place in case of rain. The Commission discussed having the event in the Ballroom as a brunch and charging a fee for entrance. Special Events Director Franks also requested direction regarding the holiday event due to the fact that the Community Redevelopment Agency (CRA) would not be able to fund it. CRA Administrator Allison Justice stated that the CRA would be able to participate in some ways such as the Christmas tree, but cannot host the event. Commissioner Thomas asked about the promotion of the Public Works Portal item. Public Works Director Morales stated that they are looking to improve the existing system to make it more effective. Grant Writer/Chief Public Information office Merrell Angstreich requested direction regarding the JetSet Soccer program. Commissioner Linden recommended keeping the grant funds for JetSet as a budgetary line item. The Commission agreed to keep the grant amounts for JetSet, Haitian Flag Day and for the block parties and to decrease the amount of funding for block parties.

Public Comment:

Mary Beth Taylor is glad that the oval about on 10<sup>th</sup> Street is a priority. She also spoke about the Splash Pad and Community Center. She asked that residents be provided with more information and consider residents input before prioritizing projects. Ms. Taylor submitted written comments (Exhibit C).



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

Town Attorney Baird had no comments.

Town Manager Reade informed the Commission that staff performed a hurricane tabletop exercise. He announced the following; Library Grand Re-Opening will be on August 2<sup>nd</sup> and the upcoming Sunset Celebration. Consensus was reached for a proclamation for “Feeding South Florida”. He announced there will be a Senate Bill 180 update via a memo from the Town Attorney's office. Town Manager Reade commended the Vice Mayor for assisting a fellow elected official in a moment of dire need.

Commissioner O'Rourke thanked Finance Director Gould for the budget process.

Commissioner Thomas also thanked Finance Director Gould. She stated that after the budget process, she would like the Commission to focus on the evaluation process for the Town Manager. Commissioner Linden requested that a Commissioner salary increase be added to the budget priorities. Commissioner O'Rourke suggested the Mayor be increased to \$15,000.00 and the Commissioners be increased to \$12,000.00 Commissioner Linden suggested the salaries for both be doubled given the level of work that the positions require. The Commission agreed to have this item brought forward for discussion but they request that they be provided with all of the associated costs involved with a raise.

Vice Mayor Hensley had no comments.

Mayor Michaud had no comments.

**REQUEST FOR FUTURE AGENDA ITEMS:****ADJOURNMENT:**

Motion to adjourn made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Voting Aye: All.

Meeting adjourned 10:07pm

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on August 6, 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