Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday November 04, 2026
Immediately Following the CRA Meeting

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**
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

8:10 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

Conducted during the Special Call CRA Meeting.

APPROVAL OF AGENDA:

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

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.

-Kevin Kijanka spoke about solid waste diversion, composting and donation of food scraps.

-Michael Steinhauer provided comments in writing (Exhibit A).

-Sophia Pascal spoke about concerns regarding the medians on US Highway 1 and about Pickleball lighting.

-Chief William Rowley spoke about the Fire Rescue open house on Saturday, November 7th.

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.

Commissioner Linden pulled items 2, 4 and 5 for discussion.

Motion to approve items 1, 3 and 6 on the Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

1. Regular Commission Meeting Minutes - October 7, 2026
3. Resolution 108-11-26 – Agreement (Piggyback) – Safety Supplies and Equipment – Various Department - Safety Products, Inc.

6. Resolution 110-11-26 – Amendment #2 (Renewal) – Agreement for the Provision of Janitorial Services for Town Buildings – Image Janitorial Services, Inc. – $102,603.04

The following items were pulled from Consent for discussion:

2. Resolution 107-11-26 – Amendment #1 (Renewal) - Agreement for the Provision of Medium and Heavy-Duty Truck Washing Services – FW Fleet Clean, LLC – $13,000

Commissioner Thomas asked how often the trucks are washed. Public Works Director Jaime Morales stated they are typically washed monthly. He stated that the initial contract was for a one-year term with two additional one year options at the same pricing.

Motion to approve Resolution made by Commissioner Thomas. Seconded by Commissioner O'Rourke.

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

4. Emergency Equipment Repair - Automated Side Loader Vehicle for Residential Sanitation Collection – Solid Waste Collection Operations - $11,700 ($10,500 per month)

Commissioner Linden raised a concern with the lack of an end date and would like for this to have a cap or limit the rental to thirty days and anything after that would need Commission approval. Public Works Director Morales stated that this would only be for one month (four weeks). Commissioner Thomas spoke about ongoing issues with the sanitation fleet and vehicles being down. Public Works Director Morales spoke about the sanitation vehicles and the needs of the Town. Commissioner Thomas stated that the level of service the Town is providing could be a problem due to limited sanitation vehicle capacity.

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

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

Voting Nay: Commissioner Linden.

5. Resolution 109-11-26 – Amendment #2 (Renewal - Retroactive) – Marina Landscape Maintenance Services Agreement – Chris Wayne & Associates, Inc. – $43,810

Commissioner Linden asked why these services couldn't be done internally. Public Works Director Morales stated that they are not capable of doing this work in-house at this time because of the number of employees they currently have along with the services they already provide. Town Manager Reade stated that an analysis had been done to see if this work could be performed in-house and he will bring data forward for them to review. Commissioner Linden stated that this contract had already expired and why was this not looked at sooner. Public Works Director Morales stated that the contract expired October 1, 2026 and because there was not a second Commission meeting in October, they were not able to get it approved in time. Town Manager Reade apologized and stated that they will do a better job moving forward.

Motion to approve made by Commissioner O'Rourke. Seconded by Commissioner Thomas. Commissioner O'Rourke asked if they were going to look at ways to better evaluate contracts, then why would we enter into this agreement for such a long period. Town Manager Reade explained that it would allow the Town to get better pricing. Commissioner O'Rourke stated that he does not believe the Town could perform this work in-house for $43,810.

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

Voting Nay: Commissioner Linden.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

7. Ordinance #10-2026 - Amendment - Town's Comprehensive Plan – Capital Improvements Element - Five Year Capital Improvements Schedule Update (1st Reading)

   AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE OF THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Senior Town Planner Anders Viane stated that they are required to annually update the capital improvement plan.

Motion to approve Ordinance 10-2026 on first reading 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 Brett Lashley read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

8. 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 – 2nd Reading

   AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 67, ARTICLE II OF THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA REGARDING DEVELOPMENT REVIEW PROCEDURES AND TIMELINES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Senior Town Planner Viane explained that the Ordinance is to modify the Town's development processing standards to be consistent with State statute.

Motion to approve Ordinance 09-2026 on second reading 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 Brett Lashley read the Ordinance by title only.

OLD BUSINESS:

9. Presentation, Discussion & Direction – Kelsey Park Splash Pad Project – Various Alternate Design Options

Capital Projects Manager John Wille and Kimley-Horn representative Jonathan Hague presented the item (Exhibit B).

Commissioner Linden selected option D.

Vice-Mayor Hensley stated he is not happy with the process of this project and that he makes no selection but will agree with whatever everyone else wants to do.

Commissioner O'Rourke selected B.

Commissioner Thomas stated that she does not like any of the options.

Mayor Michaud selected B.

Commissioner O'Rourke asked what the surface material would be. Mr. Hague stated that it would be concrete. Commissioner Thomas expressed concern with the fact that there is no furniture and asked if there was a way to allow for future furniture spaces within the design that could be funded at a later point. She also suggested the possibility of using a sponsorship program to fund the furniture. Capital Projects Manager Wille stated that he would like to have all of that included in the design plans and then get ala carte bid pricing so they can choose what aspects they could afford based on cost and budget.

NEW BUSINESS:

10. Presentation, Discussion & Direction – Florida Department of Transportation (FDOT) - US-1 Median Landscaping Project (Silver Beach Road North to Palmetto Drive)(FDOT FM 450677-1-52-01) Maintenance Commitment Letter and Long-Term Maintenance Responsibility

    Public Works Director Morales stated that the Florida Department of Transportation (FDOT) was not able to attend the meeting.

    This agenda item was tabled.

11. Resolution 111-11-26- Agreement (Piggyback) - Tires - Callaghan's Tire

    Motion to approve Resolution 111-11-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

12. Resolution 112-11-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Heating and Emergency Generator and Biodiesel Fuel - Palmdale Oil Company

Motion made to approve Resolution 112-11-26 by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

13. Resolution 113-11-26 - Interlocal Agreement - Facilitate Town Marina Properties Redevelopment Plan Public Workshops - Treasure Coast Regional Planning Council (TCRPC)

    Town Attorney Brett Lashley explained that they recommend utilizing the TCRPC to help guide discussions and workshops regarding marina redevelopment.

    Motion to approve Resolution 113-11-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

14. Resolution 114-11-26 – Lease-Purchase Finance Agreement – 2026 Mack TE Series Front-End Loader Sanitation Truck – TD Bank – $403,723 (4.58% Interest Rate)

    Town Manager Reade explained that the vehicle purchase was approved by the Commission in June 2026 and that this agenda item is to approve the financing of that vehicle. He added that the interest rate has since dropped to 4.48% and stated for the record that three sanitation vehicles will have been purchased this calendar year along with a stormwater vehicle and a litter vehicle. Commissioner Thomas asked when this truck would be delivered. Public Works Director Morales stated that once the financing is complete, the truck will be available for delivery. Commissioner Thomas expressed frustration with how long the process is taking to obtain this vehicle.

    Motion to approve Resolution 114-11-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

15. Resolution 115-11-26 - Interlocal Agreement – Reciprocal Fuel Management Services - Palm Beach County Board of County Commissioners and Palm Beach County Sheriff’s Office (PBSO)

Town Manager Reade explained that this is a renewal of an agreement that has been in place for the last ten years and is for a fuel sharing program.

Motion to approve Resolution 115-11-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Brett Lashley had no comments.

-Town Manager Reade spoke about the angel tree in the Library. He announced the Holiday Celebration on December 4th from 6pm to 8pm, Holiday Decorating Contest registration open until December 8th, offices closed for Veteran's Day, and the passing of amendment 3 and what that may mean for future planning.

-Commissioner Linden spoke about election day and poll workers. He also spoke about the upcoming Veteran's Day parade and festivities.

-Commissioner O'Rourke had no comments.

-Commissioner Thomas had no comments.

-Vice Mayor Hensley thanked PBSO Captain Sanford and Special Events Director Riunite Franks for their efforts with sunset celebration.

-Mayor Michaud provided the Property Appraiser's website information for residents with questions about amendment 3. The Mayor presented Camilli's Pizza with the Business of the Month award, which is a new Town initiative.

REQUEST FOR FUTURE AGENDA ITEMS:

Vice Mayor Hensley and Mayor Michaud requested a future discussion on the issues with the Town's truck fleet.

Commissioner Thomas asked for an update on 754 Park Avenue.

ADJOURNMENT:

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

Voting Aye: All.

Meeting adjourned 9:59 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on November 18, 2026.

_____
Mayor Roger D. Michaud

Town Seal

_____
Town Clerk, Vivian Mendez, MMC

_____
Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026