



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday May 20, 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
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

6:35 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas arrived at 6:40 P.M.

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mayor Michaud announced that item number 6 is removed from the agenda.

Motion to approve the 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.

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.

-Sue LaFontaine provided comments via Exhibit A.

-Chris Steele spoke about challenges he perceives with Commissioner O'Rourke's positions.

-Greg Morrison, co-owner of Primo Yachts wants the code changed to accommodate their business.

-Michael Athmer spoke in favor of Primo Yachts and having the code changed to help their business.

-Bonnie Siegfroid also spoke in favor of changing the code in regards to Primo Yachts.

-Edward Page also spoke in favor of changing the code in regards to Primo Yachts.

-Mary Taylor complimented the Avalon Apartment complex and believes this could be a model for the Park Avenue Downtown District (PADD). She also spoke about electric bikes and scooters and would like to see plans to accommodate these types of vehicles in Town.

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 asked to have item number 2 pulled from the Consent Agenda.

Motion to approve item number 1 on the Consent Agenda made by Commissioner O'Rourke.

Seconded by Commissioner Linden. Voting Aye: All.

1. Minutes of the Regular Commission Meeting - May 6, 2026

This item pulled from the Consent Agenda for discussion:

2. Resolution 43-05-26 – Agreement (RFQ #116-2025) – Specialized Landscape Maintenance Services – Bert Bostrom Park – Chris Wayne and Associates, Inc. – \$58,800 annually (\$4,900.00 per month)

Commissioner Linden questioned the need for the expenditure when we already have the staff and equipment to do it ourselves. Public Works Director Jaime Morales stated that this is a specialized turf and the Town does not have the type of equipment needed to maintain it and that the mower that would be needed would cost approximately \$60,000. He also stated that they would have the ability to cancel the contract down the road if they were able to purchase the equipment and hire the additional staff needed to maintain the park in-house. Town Manager Reade stated that they will be reviewing all of the Town's landscaping contracts so that a cost analysis can be done but in the meantime, the property does need to be maintained.

Commissioner Thomas stated that this landscaper has other contracts in Town and suggested combining contracts to get a better overall combined cost. Town Manager Reade stated for the record "this project went out for bid last August and it was titled as a Request for Qualifications. However, it was really a Request for Proposals. This is not a Consultants' Competitive Negotiation Act (CCNA) issue, it's a maintenance contract and was always treated that way and they worked with the attorney on it." Commissioner Linden stated that he is opposed to this item and would like for it to be pulled for later consideration while more information is gathered.

Public Works Director Morales stated that the field is already starting to grow weeds and if the Town does not start maintenance now, the costs later will be greater.

Motion to approve Resolution 43-05-26 made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Commissioner O'Rourke stated that we should not be "nickel and diming" priorities in Town.

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

Voting Nay: Commissioner Linden.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

3. Ordinance 05-2026 - Text Amendment - Expanding PADD Permitted Uses – Chapter 78 - Town of Lake Park Land Development Regulations (LDR's) – First Reading.

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 AMENDING CHAPTER 78, ARTICLE III, SECTION 78-70, EXPANDING THE PERMITTED USE LIST IN THE PADD FOR EXISTING USES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director Nadia DiTommaso explained the item (Exhibit B). Commissioner O'Rourke made comments about the outer core of the PADD and expressed concerns with the Ordinance. He suggested coming back with changes to the outer-core category. Commissioner Thomas raised concerns with parts of this Ordinance inter-acting with so many other things right now, it may create potential litigation. She stated that the special exception process would be a better way to accommodate a particular business right now. Commissioner Linden recommended not moving forward with this Ordinance because of Senate Bill 180. Vice Mayor Hensley is not in favor of approving this Ordinance. Commissioner O'Rourke suggested staff coming back with different proposals with a possible creation of a new core district in the PADD. Community Development Director DiTommaso suggested a workshop on the item.

Public Comment:

- Mary Taylor provided her comments via Exhibit C.
- Susan LaFontaine provided comments via Exhibit D.

The Ordinance was removed from the agenda.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

4. Ordinance 04-2026 - Text Amendment - Allowing Domesticated Animals in Kelsey Park and Other Town Parks – Chapter 18 - Town of Lake Park Land Development Regulations (LDR's) – 2nd & Final Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PERTAINING TO USE OF TOWN PARKS AND PUBLIC FACILITIES; PROVIDING FOR THE AMENDMENT OF SECTION 18-62 (1) TO ALLOW DOMESTICATED ANIMALS IN KELSEY PARK AND OTHER TOWN PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager Reade explained that this Ordinance was amended at the request of the Commission and is being presented on second and final reading. Commissioner O'Rourke raised concerns with definition of domesticated animals. Community Development Director DiTommaso stated that the definition in in the Town's code and any changes to the definition would have to be applied to all sections of the Town's code. Commissioner Thomas raised concerns regarding the availability of the pet clean-up stations not being evenly applied across all the parks in Town. Public Works Director Morales stated that they are in the process of doing a cost assessment to have the clean-up stations in all parks.

Motion to approve Ordinance 04-2026 made by Commissioner Thomas, Seconded by Commissioner Linden.

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

Town Clerk Mendez explained the error that occurred in the ordinance language regarding smoking in parks. She stated that the language regarding smoking and vaping was removed from the Ordinance per the Commission's request on first reading and the Ordinance was correctly advertised. However, the language was erroneously included on the meeting agenda.

The Town Attorney read the Ordinance by title only.

5. Ordinance 06-2026- Text Amendment - Platting Procedures (Per State Law) – Chapter 67 - Town of Lake Park Land Development Regulations (LDR's) – Second Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 67, ARTICLE I AND ARTICLE II TO COMPLY WITH SB784 REGARDING ADMINISTRATIVE

PLAT APPROVALS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to approve Ordinance 06-2026 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 Baird read the Ordinance by title only.

NEW BUSINESS:

6. Resolution 46-05-26 - Agreement - Marina Pumpout System Replacement - Marina Makers - \$23,505.50

Item 6 was removed from the agenda.

7. FY 2026 Town of Lake Park Pay Grade Chart & Amend Pay Grades - Sanitation Truck Operator I and Sanitation Truck Operator II

Town Manager Reade explained the item (Exhibit E). Commissioner Linden raised concerns regarding paygrades. He stated he is in favor of the amended pay grades but has difficulty supporting a raise mid-year. He would prefer to wait until the new budget cycle. Town Manager Reade explained the struggles with retaining new hires and believes it is the result of the pay not being competitive enough. He also spoke about the cost of living increases in the general area and stated that funding for this item is available. Commissioner O'Rourke suggested a time based bonus system to help create longevity. Town Manager Reade stated that the Town already has longevity bonuses but they are currently considering a raise at the completion of the probationary period. Commissioner O'Rourke stated that the Public Works workers are some of the most important workers in Town and would be in favor of some sort of bonus or incentive. Commissioner Thomas stated that staff needs to be making at least \$25 per hour in order to live in this area because of the high cost of living. Public Works Director Jaime Morales stated that this agenda item is not about giving staff a raise right now. It is so that they can offer new hires a more competitive rate and that only two existing employees would receive a

benefit from this. Mayor Michaud agreed that in order to attract new, qualified staff to fill vacancies, our pay needs to be competitive with the surrounding area.

Motion to approve 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:

Public Comment:

-Kevin Kijanka spoke about multi-modal mobility in Town and has concerns with the areas of Northlake Blvd, US1, and Silver Beach Road. He also spoke in favor of the Town having its own sanitation service.

-Town Attorney Baird requested an Attorney-Client Session for June 3, 2026 at 5:30 P.M regarding Forest Development vs. the Town. The Commission came to consensus.

-Town Manager Reade voiced appreciation for Public Works staff. He also made the following announcements; Town facilities closed for Memorial Day (excluding the Marina) on Monday May 25th, Memorial Day Ceremony on Monday May 25th at 11am, Sunset Celebration May 29th at 6pm, and Jetcsetv summer soccer camp June 1st through the 5th. He announced that the Library hours will be changing so the Library can stay open later to accommodate the community. He also stated that they are in the process of adjusting the code enforcement schedules.

-Commissioner O'Rourke apologized for not attending the Haitian Flag Day event. He spoke about a personal event taking place in his life with a family member. He also encouraged everyone to attend the Memorial Day Ceremony.

-Commissioner Thomas had no comments.

-Commissioner Linden thanked the Commission for the sympathy card. He spoke about events over the weekend and the Community Watch meeting needing better attendance.

-Vice Mayor Hensley enjoyed the Haitian Flag Day event. He encouraged everyone to attend Planning & Zoning meetings so they can learn about development projects in Town.

-Mayor Michaud spoke highly about some Veterans of Foreign Wars (VFW) events and encouraged everyone to participate in their events.

REQUEST FOR FUTURE AGENDA ITEMS:

Commissioner Thomas and Commissioner O'Rourke requested a future agenda item to discuss a livable wage for employees and the possibility of utilizing affordable housing as a benefit. Commissioner O'Rourke requested a future agenda item for the Town Manager evaluation.

ADJOURNMENT:

Motion to adjourn made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.
Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.
Meeting adjourned 8:43 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on June 3, 2026.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026