



# Lake Park Town Commission, Florida

## Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403  
Wednesday March 25, 2026 6:30pm

<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.*

### CALL TO ORDER/ROLL CALL

6:34 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:**

Commissioner O'Rourke requested that items 7 & 8 be placed on New Business and to pull items 11 & 12 from the Consent Agenda.

Commissioner Thomas requested that items 13, 14, 17 and 19 be pulled from the Consent Agenda.

Motion to approve the agenda to include items 4, 5, 6, 9, 10, 15, 16, 18 and 20 and pulling items 7, 8, 11, 12, 13, 14, 17 and 19 from 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.

**RESOLUTION:**

1. Resolution 17-03-26 - Accept Certified Election Results - March 10, 2026 Mayoral General Municipal Election.

Motion to approve Resolution 17-03-26 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

**SWEARING IN:**

2. Swearing In Ceremony for Mayor – Town of Lake Park.

Town Clerk Mendez swore in Mayor Roger Michaud.

Mayor Michaud stated that he belongs in the Mayor's seat and thanked everyone. He stated that he is proud to be the Mayor.

**SELECTION OF A VICE MAYOR:**

3. Selection of Vice Mayor - Town of Lake Park.

Motion to select Michael Hensley as Vice Mayor 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: NONE**

**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.*

- Kelly Steele spoke about scheduling another community clean-up.
- Dennis Clark spoke about issues with calling the PBC Sheriff's Department.
- Dorothy Taylor spoke about the Mayor's re-election.

**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 items 4, 5, 6, 9, 10, 15, 16, 18 and 20 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

4. Proclamation - Honoring Harry S. Kelsey - Founder of Kelsey City (Town of Lake Park, Florida) - March 26, 2026.
5. Proclamation - Ethics Awareness Month - March 2026.
6. Regular Commission Meeting Minutes - March 4, 2026.

9. Resolution 18-03-26 - Agreement - Kelsey Park Fitness Trail Equipment Replacement (ITB #101-2026) - Bliss Products & Services - \$92,155.
10. Resolution 19-03-26 - Transfer Obsolete Automatic License Plate Reader Equipment - Palm Beach County Sheriff's Office.
15. Resolution 24-03-26 – Agreement (Piggyback) - Stormwater Infrastructure Maintenance and Repair Services - Hinterland Group, LLC.
16. Resolution 25-03-26 - Interlocal Agreement (1st Amendment) - Collection of Transportation Capacity Impact Fees - Palm Beach County (Additional 12 Months)18. Presentation – Town of Lake Park FY 2027 Budget Calendar.
20. FY 2025 Lake Park CRA Annual Report – Accept & Submit to Appropriate and Required Taxing Authorities.

THE FOLLOWING ITEMS WERE PULLED FROM CONSENT FOR DISCUSSION:

11. Resolution 20-03-26 Community Beautification Improvement Fund (CBIF) Grant - \$15,000 - Mr. Earl K. Williams - 705 West Jasmine Drive

Commissioner O'Rourke asked if there was written criteria for approval of these grants. Community Development Director Nadia DiTommaso stated that the basic criteria has remained the same since the program was created in 1999. One of the criteria is that there would need to be some sort of code violation that has been identified. Another criteria is that they would have to meet the income requirements as set forth by Palm Beach County guidelines. They would also have to submit three written quotes that would identify the costs. She went on to say that, the applicant has qualified for 100% reimbursement due to their low-income bracket. Vice Mayor Hensley expressed concern with awarding beautification grants based on a code violation. He stated that these grants should be awarded based on beautification of the Town through upgrades to properties not necessarily based on code violations. Commissioner Linden stated that the applicant was in need of roof work that had nothing to do with code violations.

Motion to approve made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye: All.

Mr. Earl Williams introduced himself to the Commission and expressed his gratitude.

12. Resolution 21-03-26 - Cancel Regular Commission Meeting - April 1, 2026.

Town Manager Reade explained that the reason for the request was because the April 1<sup>st</sup> meeting would have conflicted with the first night of Passover. Commissioner O'Rourke stated he is not in favor of only having one meeting a month.

Motion to approve Resolution 21-03-26 made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Commissioner O'Rourke suggested moving the meeting to the following week. The Commission discussed that and decided against it.

Voting Aye: All.

13. Resolution 22-03-26 - Slant Front Load Dumpsters and Accessories (RFQ #107-2026) - Iron Container, LLC - \$15,675.

Commissioner Thomas stated for the record that she wants to make the public aware of where the Town is with sanitation vehicles and the cost of renting equipment and vehicles as opposed to purchasing. She also asked for clarification about the selection process for this equipment and why one vendor was chosen over another. Public Works Director Jaime Morales stated that this dumpster was already scheduled to be replaced and they had worked with this vendor previously.

Motion to approve Resolution 22-03-26 made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

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

Voting Nay; Commissioner Linden.

14. Resolution 23-03-26 - Agreement - 96-Gallon Carts (RFQ #106-2026) - Toter, LLC - \$15,524.77.

Commissioner Linden spoke about repairing carts as opposed to replacing and the cost of shipping. Public Works Director Morales stated he could provide that information at a later point. Town Manager Reade stated the purchase was for 200 units.

Motion to approve Resolution 23-03-26 made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

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

Voting Nay; Commissioner Linden.

17. Resolution 26-03-26 – Lease-Purchase Finance Agreement - 2026 Mack TE64R Sanitation Truck with Heil Front End Loader - TD Bank - \$376,065.

Town Manager Reade explained that this item is a housekeeping item. He stated that the Commission had already voted to approve this, but the Resolution at that time reflected the wrong bank.

Motion to approve Resolution 26-03-26 made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley.

Voting Aye; All.

19. Emergency Equipment Rental – Front-End Loader Sanitation Collection Vehicle – Big Truck Rentals - \$11,500 (\$9,100 per month).

Commissioner Thomas asked what the purpose for renting this vehicle is. Public Works Director Morales stated that while a few sanitation vehicles are currently down or out for repair, this vehicle rental is to temporarily support the sanitation fleet during that time and that the rental vehicle is the only one that is operational at this time. Commissioner Thomas conveyed that the cost of the rental is high when compared to the purchase of a vehicle. Public Works Director explained that it is a part of a strategic vehicle-purchasing plan that also needs to be sustainable. Commissioner O'Rourke stated that it would take 42 months of rental payments to equal a purchase of a new vehicle and that it doesn't make sense to rent. Town Manager Reade assured the Commission that there is a plan being implemented to bolster the sanitation fleet. Commissioner Linden spoke about possible other solutions such as third party companies to provide the services.

Motion to approve Item 19 made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

Voting Aye; Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner O'Rourke.

Voting Nay; Commissioner Linden.

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

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

**NEW BUSINESS:**

7. Re-appointment - Library Board - Mr. Shelby Lowe.

Commissioner O'Rourke stated he pulled this item because a board appointment requires a second, which is not possible on consent. Town Attorney Baird confirmed this to be correct. Commissioner Linden made the initial nomination. Seconded by Vice Mayor Hensley.

Voting Aye; All.

8. Re-appointment - P&Z Board - Mr. Jon Buechele.

Vice Mayor Hensley made the initial nomination. Seconded by Commissioner O'Rourke.

Voting Aye; All.

21. Designate Voting Delegate & Alternate(s) - Palm Beach County League of Cities.

Motion to select Mayor Michaud as the voting delegate and Vice Mayor Hensley as the alternate voting delegate made by Commissioner Thomas, Seconded by Commissioner O'Rourke. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

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

-Town Attorney Baird stated that they had filed the required answers to the lawsuits for the sunshine law and for Forest Development. He stated that mediation did not result in an agreement.

They had also filed a motion to transfer the sunshine law case to the same judge as the Forest Development case.

-Town Manager Reade congratulated the Mayor and Vice Mayor. He also gave the Commission an update on legislative items at the State level. Town Manager Reade stated that a capital improvements project update will be presented at the next meeting or the following meeting with policy updates coming soon. He advised the Commission that they would like to hold budget workshops earlier this year. Town Manager Reade spoke about several initiatives currently under way that will come before the Commission such as domesticated animals on leashed in the parks as well as processes for noticing the public about upcoming or potential development. He also made the following announcements; Sunset Celebration March 27<sup>th</sup> from 6-9pm and in April the Sunset Celebration will be held in the downtown area. He announced the Splash pad Workshop on March 28<sup>th</sup> from 10am to 1pm, Easter Eggstravaganza on April 4<sup>th</sup> from 10am to 1pm. The Commission provided consensus for a proclamation for National Arbor Day. Town Manager Reade announced that Town Hall and offices will be closed on Good Friday April 3<sup>rd</sup>.

-Commissioner O'Rourke spoke about procedural challenges in regards to issues and matters that arise in regards to law suits. He spoke specifically about a vote that was taken at the last meeting that was not noticed and resulted in moving forward with arbitration. He asked that the Commissioner's names were removed from the lawsuit but what would stop another plaintiff from doing the same thing. Town Attorney Baird advised that anyone else could file suit. Commissioner O'Rourke spoke about Bert Bostrom Park and other community projects. He stated that the Town should decide the details of these projects first and then invite the public to attend workshops to provide feedback. Commissioner O'Rourke stated that he was proud of the Mayor and spoke about working together. He stated that the Commission should have attended the Nautilus ribbon-cutting despite the current disagreements with Forest Development.

-Commissioner Thomas had no comments.

-Commissioner Linden congratulated the Mayor and Vice Mayor. He also spoke about a training video on Robert's Rules of Order and suggests the Commission and Board Members watch the video.

-Vice Mayor Hensley congratulated the Mayor and wished everyone a Happy Easter and Passover.

-Mayor Michaud thanked staff for providing the video on Robert's Rules of Order. He also thanked all of the voters for coming out to vote, regardless of who won. He stated that he does not want the Town to be divided. He wants everyone to work together and make sure they as a Commission are listening to residents.

**REQUEST FOR FUTURE AGENDA ITEMS:**

-Vice Mayor Hensley would like a future agenda item to review the Town's purchasing thresholds.

-Mayor Michaud requested a future agenda item on Accessory Dwelling Units (ADU's). Commissioner Thomas stated that she would like to address rental rooms as they relate to parking and to make sure that when they discuss ADU's to look at the overall impact of parking.

**ADJOURNMENT:**

Motion to adjourn made by Commissioner Linden. Seconded by Vice Mayor Hensley.  
Voting Aye; All.  
Meeting adjourned 8:30 p.m.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on April 15, 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