Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday September 02, 2026
Immediately following the Community Redevelopment Agency 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

7:14 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 conducted during the CRA meeting

APPROVAL OF AGENDA:

Mayor Michaud stated for the record that item number 4 is being removed from the agenda as per staff recommendation.

Motion to approve the agenda as modified made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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.

-Dana Herst introduced herself as a candidate for Executive Director for the Palm Beach County League of Cities and is visiting municipalities throughout the County.

-Michael Steinhauer provided written comments via Exhibit A.

-Mary Taylor provided written comments via Exhibit B.

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 requested to pull item #5.

Commissioner O’Rourke requested to pull item #6.

Motion to approve remaining consent agenda items 1, 2, and 3 made by Vice Mayor Hensley. Seconded by Commissioner Linden. Voting Aye: All.

1. Commission Budget Workshop #1 Minutes - August 10, 2026
2. Commission Budget Workshop #2 Meeting Minutes - August 19, 2026
3. Regular Commission Meeting Minutes - August 19, 2026

Items 5 and 6 were pulled for discussion:

5. Resolution 71-09-26 - Work Authorization (#WA-FY26-STW-002) - Stormwater Geographic Information System (GIS) & Computer-Aided Design (CAD) Mapping - Calvin, Giordano & Associates, Inc. - $37,575

Commissioner Linden questioned how Calvin, Giordano performed in the past and why there was no bidding process. Public Works Director Jaime Morales explained that this falls within a continuing services contract

Motion to approve the agenda item 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.

6. FY 2026 Budget Transfer - Stormwater Fund (402) - Repairs & Maintenance - Lines to Professional Services - $37,575.00

Commissioner O’Rourke asked about the budget transfer, where it comes from and where it goes. Public Works Director Morales explained that they were not able to fully execute the amount for pipe repairs because the contractor would not honor the contracted price, so they are moving those funds from stormwater into professional services within the stormwater fund.

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

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

Item 4 was removed from the agenda:

4. Resolution 70-09-26 Authorizing Work Authorization – Stormwater Basin 12 and Basin 22 Cleaning, Investigation, Repairs, and CIPP – Shenandoah General Construction, LLC – Not to Exceed $426,796.43

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

7. Resolution 72-09-26 - Special Exception - Berlin Autotech (Auto Painting & Body Shop) & 1335 Old Dixie Highway LLC (Property Owner) – 1335 Old Dixie Highway Units 18 & 19

No ex-parte communication disclosed.

Town Attorney Baird swore in all witnesses

Town Planner Anders Viane presented (Exhibit C).

The applicant, Mr. Hans Schenk presented. (Exhibit D).

Vice Mayor Hensley asked how they will store and dispose of waste and would any vehicles be left out overnight. Mr. Schenk explained that the waste would be stored in a tank and a contracted company would come and pick up the tank. He also explained that no vehicles will be outside and that they will see customers by appointment only. Commissioner O'Rourke asked how the ventilation system works. Mr. Schenk explained that all of the air is sucked up through the roof and goes through a filtration system. Commissioner O'Rourke asked if the project was reviewed for environmental factors through Fire Rescue. Town Planner Viane stated that Fire Rescue is more for life safety, but that they have enforced the Well Filled Protection Program administered through the Florida Department of Environmental Resource Management within the County. Commissioner Thomas asked if this area is near the septic to sewer area. Town Planner Viane stated that he believed it was outside of that area and outside of the CRA. Commissioner Linden asked if the applicant will be doing any mechanical work on the premises. Mr. Schenk stated they will not be doing any mechanical work, only paint and body work and body parts replacement.

Motion to approve Resolution 72-09-26 made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

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

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

8. Ordinance 08-2026 - Amendment - Town of Lake Park Code of Ordinances - Chapter 9 - Article II - Code Enforcement - Section 9-37(c) - Special Magistrates and Section 9-39(e) - Conduct of Hearing

   AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 9, ARTICLE II, SECTIONS 9-37(c) AND 9-39(e) OF THE TOWN CODE, ENTITLED "COLLECTION OF COSTS" AND "FILING OF LIEN", PERTAINING TO HEARINGS AND FINES; PROVIDING FOR

SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to approve Ordinance 08-2026 made by Commissioner Thomas, 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:

9. Discussion & Direction - Public Noticing Requirements & PADD Uses – Workshop or Regular Town Commission Meeting.

Community Development Director Nadia DiTommaso explained that this agenda item is to select a date for a workshop discussion for the noticing provisions and table of uses for the Park Avenue downtown district.

Public Comment:

-Sue LaFontaine provided written comments via Exhibit E.

The Commission discussed the need for having the workshop on a separate night from a Commission meeting. A date will be selected at another time.

10. Resolution 73-09-26 – Agreement (ITB #121-2026 - RE-BID All-Terrain Litter Vacuum) – Madvac LN50 Diesel All-Terrain Litter Vacuum – Exprolink Corporation. – $76,792

    Public Works Director Morales explained the item (Exhibit F). Commissioner Linden asked why we are looking to purchase an all-terrain vehicle. Public Works Director Morales stated that they need the all-terrain vehicle because they intend to use it for all-terrain purposes and to meet state law under the County’s permit. He stated that the vehicle is not required but is recommended. Commissioner Thomas spoke in favor of having an all-terrain vehicle because of potential storm debris. Public Works Director Morales stated that this vehicle would come with a 12 month/1000 hour warranty. Commissioner O’Rourke asked if the cost of diesel fuel was included in the cost comparison between the diesel and electric vehicles. Public Works Director Morales stated that they already have the infrastructure for diesel fuel so that was not included.

Commissioner O'Rourke asked about the possibility of obtaining a grant for this vehicle. Public Works Director Morales explained that any grants that maybe appropriate are closed already and if we wait until they re-open we risk the price of the vehicle being higher. Commissioner Thomas stated that there is not only the cost of installing infrastructure for electric vehicle charging, but it would also create an issue of where to install it. Commissioner Linden asked why they selected diesel over gas. Public Works Director Morales stated that the only proposals they received were for diesel and electric.

Motion to approve Resolution 73-09-26 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

Mayor Michaud stated that the diesel option is the best choice right now because of budgetary constraints, but that at some point in the future he would like to entertain electric vehicles.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas.

Voting Nay: Commissioner Linden, Commissioner O'Rourke.

11. Resolution 74-09-26 – Memorandum of Understanding (MOU) - BRIDGES at Lake Park (Children's Home Society of Florida)

    Motion to approve Resolution 74-09-26 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

12. Resolution 75-09-26 – Agreement (RFP#122-2026) Kelsey Park Fitness Trail Exercise Equipment Replacement Project (Phase 2 – South-Side of Kelsey Park) – Reshaping - Allgrade, Inc. - $12,000

    Public Works Director Morales explained the item (Exhibit G).

    Motion to approve 75-09-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

13. Discussion & Direction - FY 2027 Ad-Valorem (Property Tax) Rate

Town Manager Reade provided a summary of the item. Finance Director Barbara Gould provided the Commission with a comparison chart illustrating the impact of millage rate reductions on the budget (Exhibit H). Commissioner Linden spoke about three department heads that gave up their cost of living and merit increases in order to meet the additional 5% budget reduction but would only be willing to accept that if it applied to all department heads. He stated that there are still quite a few areas that can be reduced. Mayor Michaud agreed with rejecting the three department heads that offered their increases and with reducing the millage rate to 5.0. Commissioner O'Rourke stated that it was never said that when Nautilus came online that they would lower the millage rate. He stated that the rate should still be lowered because it's too high. He urged residents to be careful about how they vote in November and how it may affect the Town. Vice Mayor Hensley stated that he also did not recall the promise of rolling the millage rate back. He asked if there are residents who would not receive a savings from the decreased millage. Finance Director Gould stated that it depends on the taxable value of their property. Vice Mayor Hensley stated that while some residents may receive a tax break, others may not, but everyone will be giving up Town services that have been removed from the budget in order to reduce the millage rate. Vice Mayor Hensley also stated that all staff are budgeted to receive a merit increase, but that doesn't mean they will. They would have to have performed above a certain level in order to be eligible. Town Manager Reade stated that the Town Clerk had researched what had been said previously about rolling back the millage rate. Town Clerk Vivian Mendez stated that it was discussed on August 16, 2023 as a part of the discussion of the draft budget for FY2023-2024. She stated that previous Town Manager John D'Agostino had stated that "due to the upcoming increases in revenue for the Town such as Nautilus 220, the Town would be able to reduce the millage rate even more in the future." Vice Mayor Hensley stated that with cuts taking place now and more cuts potentially after November that reducing the millage rate is "jumping the gun". He stated that he would agree to the reduction in the millage rate, but after November, they may need to cut it anyway. Mayor Michaud stated that the Commission is in support of reducing the millage rate to 5.0 mils. Commissioner Thomas stated she is not in support of reducing employee pay. Mayor Michaud agreed with this.

Town Manager Reade confirmed that the millage rate would be adjusted to reflect 5.0 mils and will be a part of the budget presented at the First Public Budget Meeting on September 8th and the proposed cost of living and merit increases will remain intact.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird identified Wednesday, September 9 at 6:30 P.M. for an Attorney-Client Session. He stated that Travis would like to meet with Commissioners O'Rourke, Thomas and Vice Mayor Hensley for a briefing. Commissioner O'Rourke stated that he does not agree with the process of meeting with them before the session and is not available for that. Town Attorney Baird updated the Commission on a lawsuit containing allegations in conjunction with Kelsey on Park, which has not yet been served on the Town.

-Town Manager Reade commended Chief Public Information Officer/Grant Writer Merrell Angstreich for her work with obtaining a $4 million Resilient Florida grant. He announced the Multi Cultural Festival on Saturday September 19th and the Health Fair at the Library on Saturday September 12th. He advised the Commission that there is a conflict with the October 21st Commission meeting and a Florida Redevelopment Association (FRA) Conference. He asked if the Commission would like to cancel or re-schedule the meeting on October 21st.

Motion to cancel the October 21, 2026 commission meeting made by Commissioner O'Rourke. Seconded by Commissioner Linden. Voting Aye: Mayor Michaud, Commissioner Linden, Commissioner Thomas, Commissioner O'Rourke. Voting Nay: Vice Mayor Hensley.

Town Manager Reade announced office closures for Labor Day September 7th. He also spoke about staff attending Saturday meetings and thanked everyone for attending.

-Commissioner O'Rourke thanked Dana for being here.

-Mayor Michaud also thanked Dana for taking the time to come to the Town.

-Commissioner Thomas had no comments.

-Commissioner Linden had no comments.

-Vice Mayor Hensley stated to keep residents in mind when cutting the budget because they pay the taxes.

-Mayor Michaud had no comments.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

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

Voting Aye: All.

Meeting adjourned 9:02 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on September 16, 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