



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

November 20, 2024

Immediately Following the Special Call Community
Redevelopment Agency (CRA) Meeting

Roger Michaud	—	Mayor
Kimberly Glas Castro	—	Vice Mayor
Michael Hensley	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
Bambi McKibbon-Turner	—	Interim 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

6:51 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

Commissioner Michael Hensley

PLEDGE OF ALLEGIANCE

The pledge was bypassed as it had been recited during the Special Call CRA Meeting.

SPECIAL PRESENTATION/REPORT:

1. Proclamation Recognizing the Town of Lake Park Centennial

Vice-Mayor Glas-Castro presented the proclamation to the Centennial Committee.

Committee Member Mr. John Linden thanked everyone on behalf of the Committee.

2. Presentation Regarding FEMA Assistance

Interim Town Manager McKibbin-Turner explained the item.

Federal Emergency Management Agency (FEMA) representative Ms. Josie Genao thanked everyone. Ms. Zugei Beltran explained that December 11, 2024 is the FEMA registration deadline and she provided information about the various ways to register and that assistance is available at 800-632-3362. U.S. Small Business Administration (SBA) representative Mr. Christian Lewis explained what the agency does for people after a disaster (Exhibit A). He advised that the deadline is December 10, 2024 and he explained what the loans would cover and how to apply.

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.

-Evelyn Harris Clark express concern with the golf carts and motorized device Ordinance. She explained the specific experience she had today. She asked that they consider this Ordinance closely.

-James Sullivan express his personal experience with the golf cart and the motorized device Ordinance.

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 Thomas requested that items 8-10 be pulled.

Motion made to approve items 3-7 on the Consent Agenda by Commissioner Hensley,
Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

3. November 6, 2024 Regular Commission Meeting Minutes
4. Resolution 100-11-24 Canceling the December 4, 2024 Regular Commission Meeting.
5. Resolution 101-11-24 Authorizing and Directing the Mayor to Piggyback on the Department of Management Services Alternate Contract Source (ACS) No. 30161700-24-SRCWL-ACS for Flooring Materials with Interface Americas, Inc., located at 1280 West Peachtree Street NW, Atlanta, GA 30309
6. Resolution 102-11-24 To approve a contract agreement to provide security camera system for Public Works facility at the Town of Lake Park.
7. Resolution 103-11-24 To approve a piggyback contract to provide tree trimming management and maintenance services to the Town of Lake Park.

Items 8, 9 and 10 were pulled from the consent agenda and heard individually:

8. Resolution 104-11-24 Florida Power & Light (FPL) LED Lighting Agreement (Phase - 1). Commissioner Thomas expressed concern with the lighting in the Town and the spacing of the street lighting. Public Works Director Jaime Morales explained the two phases of lighting. Commissioner Thomas asked about the cost to the Town. Public Works Director Morales stated that phase I would only include the increased wattage. He stated that Phase II, FPL would advise what the cost to the Town would be so that it could be brought back before the Commission.

Commissioner Hensley expressed concern with the location of the identified lights needed. Public Works Director Morales explained that the Town's consultant provided the recommendation for which lights should be replaced. Commissioner Hensley would like to obtain residents input for the placement of the lights in Phase II. Mayor Michaud agreed with this request.

Commissioner Taylor asked what the priorities are to be placed in the budget. She asked if the solar lights could be installed in the dark spots until Phase II can be

budgeted. Public Works Director Morales stated that the Town would need to maintain solar equipment and that is why they decided not to go that route.

Vice-Mayor Glas-Castro stated that she prefers some dark spots in residential areas.

Motion to approve Resolution 104-11-24 made by Commissioner Thomas. Seconded by Commissioner Taylor. Voting Aye: All

9. Resolution 105-11-24 Authorizing and Directing the Mayor to Execute an Agreement Amendment with the State of Florida, Department of Environmental Protection for a Protection for a Performance Period Time Extension for Preparation of a Flooding and Sea Level Rise Vulnerability Assessment Report.

Commissioner Thomas asked questions regarding the extension. Public Works Director Morales stated that he would like to pull the item to give him time to gather information. The item was moved to December 18, 2024.

10. Resolution 106-11-24 Town Commission Deems it Necessary and Advisable to Amend the Budget for the Town of Lake Park for Fiscal Year 2023-2024, Which was Adopted by Resolution No. 02-01-24.

Commissioner Thomas stated that she had received clarification from Finance Director Jeffrey DaSilva regarding the reason for the adjustment. Finance Director Jeffrey DaSilva explained that they needed to ensure that the authorized expenditures don't exceed our anticipated appropriations for the year.

Motion made to approve Resolution 106-11-24 by Commissioner Thomas. Seconded by Commissioner Hensley. Voting Aye: Commissioner Thomas, Commissioner Hensley, Vice-Mayor Glas-Castro, and Mayor Michaud.

Voting Nay: Commissioner Taylor.

BOARD MEMBER NOMINATION:

11. Re-appointment of Gillian Kennedy Wright to the Tree Board

Motion made to nominate Gillian Kennedy Wright to the Tree Board by Commissioner Taylor, Seconded by Commissioner Thomas. Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION): NONE

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

12. Ordinance 13-2024 Creating a New Section 30-6 Pertaining to the Operation of Micro-mobility Devices, Golf Carts, Low Speed Vehicles, and Motorized Scooters.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 30, ARTICLE I TO CREATE A NEW SECTION 30-6 PERTAINING TO THE OPERATION OF MICROMOBILITY DEVICES, GOLF CARTS, LOW SPEED VEHICLES, AND MOTORIZED SCOOTERS; PROVIDING FOR THE AMENDMENT OF CHAPTER 30, ARTICLE II SECTION 30-35 PERTAINING TO HIGH-CAPACITY PASSENGER OR WORK VANS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Anders Viane presented the item. Commissioner Thomas asked questions regarding the language within the Ordinance regarding minors. She also has concerns with requiring licensing within our Town code but it is not a requirement by statute. Town Planner Viane stated that they could strike the last sentence of Section 5. Vice-Mayor Glas-Castro stated that she had requested staff amend the last sentence of section 5.

Mayor Michaud asked specific questions regarding the language that should be omitted from the Ordinance. Town Planner Viane stated that they will omit all streets that are above 25 miles per hour. Vice-Mayor Glas-Castro stated that all residential areas in Town are at 25 miles per hour or less, so this would only apply to non-residential streets/areas. Commissioner Hensley requested that we educate residents/younger students regarding safety rules. Commissioner Thomas asked if it would be required to post signs saying where golf carts would be allowed. Town Planner Viane stated that the multi-modal paths do require the signage, but he would need to research to determine if signs would be required otherwise. Commissioner Taylor wants to see the mobility plan come back in January, 2025.

Public Comment:

Patricia Leduc expressed concern because golf carts are not low speed vehicles.
Motion made approve Ordinance 13-2024 on first reading by Commissioner Thomas,
Seconded by Commissioner Taylor.
Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor,
Commissioner Thomas, Commissioner Hensley.
Town Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

13. Ordinance 11-2024 Amending the Mural Code.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 71 OF THE TOWN CODE ENTITLED “MURALS”; PROVIDING FOR THE AMENDMENT OF SECTION 71.1 “INTENT”; PROVIDING FOR THE AMENDMENT OF SECTION 71-42 “DURATION”; PROVIDING FOR THE AMENDMENT SECTION 71-83 “MINIMUM MURAL PERMIT CRITERIA”; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Viane explained the item.

Motion made to approve Ordinance 11-2024 by Commissioner Hensley, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

Town Attorney Baird read the Ordinance by title only.

14. Ordinance 12-2024 Amending Chapter 60 Pertaining to Floodplain Management Standards.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK AMENDING CHAPTER 60 OF THE LAKE PARK CODE OF ORDINANCES PERTAINING TO FLOODPLAIN MANAGEMENT STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE

REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director Nadia DiTommaso presented the item.

Motion made to approve Ordinance 12-2024 by Commissioner Taylor, Seconded by Commissioner Hensley.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

Town Attorney Baird read the Ordinance by title only.

OLD BUSINESS: NONE

NEW BUSINESS:

15. Resolution 107-11-24 Approving the Collective Bargaining Agreement for the Period of October 1, 2024 to September 30, 2027

Interim Town Manager McKibbon-Turner presented the item.

Motion made to approve Resolution 107-11-24 by Vice-Mayor Glas-Castro, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

16. Resolution 108-11-24 Declaring Zoning In Progress For Properties Located in the Park Avenue Downtown District (PADD).

Town Attorney Baird presented the item. Commissioner Hensley asked if there would be any litigation. Town Attorney Baird stated that at this point there is nothing to litigate.

Vice-Mayor Glas-Castro asked when there would be another PADD workshop.

Interim Town Manager McKibbon-Turner advised there has been no date set yet.

Commissioner Thomas stated that the expiration on this would be May 20, 2025.

Town Attorney Baird suggested that staff present some possible dates at the next meeting. Vice-Mayor Glas-Castro stated there are other concerns to consider including sewer, traffic, Fire Department and train tracks. Mayor Michaud agreed with this and suggested extending six months.

Motion made approve Resolution 108-11-24 by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas.

Voting Nay: Commissioner Hensley

17. Updating the Position Titles and Pay Codes for General (Non-union) Town Employees.

Interim Town Manager McKibbon-Turner explained that the item is to increase the pay scales by 3% for non-union employees. Mayor Michaud asked for clarification that this is only to change the minimum and maximum for each pay code, not to change anyone's pay at this time. Interim Town Manager McKibbon-Turner confirmed this to be correct.

Motion made to approve item 17 by Commissioner Hensley, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

18. Expansion of the Existing Town of Lake Park Community Development Block Grant (CDBG) Target Areas.

Interim Town Manager McKibbon-Turner explained the item (Exhibit B).

Commissioner Thomas asked if the proposed target area is all of the residential area between Northlake, Silver Beach, the railroad track and US1. Community Development Director DiTommaso confirmed this to be correct.

Motion made to approve item 18 by Commissioner Thomas, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

19. Approval of the Settlement Agreement between the Town of Lake Park and Igor Oliveira De Almeda and Natasha Aileen Quiza.

Town Attorney Baird explained the settlement agreement.

Motion made to approve item 19 by Commissioner Taylor, Seconded by Vice-Mayor Glas-Castro.

Vice-Mayor Glas-Castro asked what would happen if they do not obtain a certificate of occupancy by August 8th. Town Attorney Baird advised that the Town would bring suit.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Hensley.

Voting Nay: Commissioner Thomas

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird spoke about Special Magistrate Nicoletti being away for a few months and that he recommends the Commission appoint Gemma Torcivia as the substitute Magistrate. Motion made to appoint Gemma Torcivia as the alternate code Magistrate for the Town made by Vice-Mayor Glas-Castro, seconded by Commissioner Thomas. Voting Aye: All.

Town Attorney Baird also spoke about the Planning Officials Workshop in the Town of Jupiter this coming Friday.

Interim Town Manager McKibbon-Turner provided comments via Exhibit C. The Commission reached consensus to place an item on the agenda to enter into an inter-local agreement with the Village of North Palm Beach to allow their residents access to our boat ramp while theirs is under reconstruction and also to allow our residents to use theirs while our ramp is closed with the stipulation that staff provide answers to questions about parking fees when they present the item.

Commissioner Hensley wished everyone a great Thanksgiving.

Commissioner Taylor stated that the gravel driveway issue is starting to heat up. She spoke about a resident that is very upset about having to update her driveway. She is asking that the Commission re-visit the issue in February.

Commissioner Thomas had no comments.

Vice-Mayor Glas-Castro asked staff to write letters for the Commission to sign addressed to Commissioner Powell and Senator Bernard congratulating them on their elections.

Commissioner Hensley requested they also send a letter to the new School Board Member Matt Lane and State Circuit Judge Ashley Cox.

Mayor Michaud had no comments.

REQUEST FOR FUTURE AGENDA ITEMS:

Mobility Plan on January 2025 meeting.

Staff to identify PADD workshop dates.

ADJOURNMENT:

Motion to adjourn made by Commissioner Thomas, Seconded by Commissioner Taylor.

Voting Aye: All.

Meeting adjourned 8:44pm

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on December 18, 2024.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2024