



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday February 18, 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

6:33 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner John Linden

Commissioner Michael O'Rourke

ABSENT

Commissioner Judith Thomas

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approved the agenda with no changes made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation - Florida Bicycle Month - March 2026

Ms. Kim Glas-Castro, former Vice Mayor of the Town was presented with the Proclamation because of her long-time involvement with bicycling events in the Town over the years including the Tour De Lake Park, of which she is the founder.

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.

-Michael Steinhauer provided comments via Exhibit A.

-Kelly Steele spoke highly of recent Palm Beach Sheriff's Office (PBSO) efforts to find a missing person.

-Michael O'Rourke spoke about a recent memo regarding potential sunshine law violations. He spoke about received threats made in conjunction with alleged sunshine law violations.

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.

2. Regular Commission Meeting Minutes - February 4, 2026
3. Resolution 13-02-26 - Escrow Agreement (Renewal) - Palm Beach County Clerk of Circuit Court & Comptroller

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

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

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

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

NEW BUSINESS:

4. Resolution 14-02-26 - Agreement (Amendment) - Town Attorney - Jones Foster, P.A. Town Attorney Baird explained that the amendment is so that his litigation partners can charge up to \$500.00 per hour for defense against upcoming litigation with the Town and also for the Town initiated litigation against Sales at Sea for not meeting contractual obligations.

Commissioner O'Rourke asked for clarification on the proposed amendment because he had a previous version of the document. Town Manager Reade clarified the terms to be that the administrative legal fees would remain the same at \$300.00 per hour but the fee for complex litigation was being increased to a cap of \$500.00 per hour.

Motion to terminate the Town Attorney's contract made by Commissioner O'Rourke.

There was no second to the motion. Motion failed.

Motion to approve Resolution 14-02-26 made by Vice Mayor Hensley. Seconded by Commissioner Linden.

Commissioner O'Rourke stated that there is a conflict of interest in regards to the attorney's fees because he believes that the situation was manipulated so that the members of the dais would not make any waves. Commissioner O'Rourke expressed his upset because he believes that the Town Attorney has put them in jeopardy by failing in his legal duty to protect them.

Commissioner O'Rourke stated that the Town Attorney and the Town Manager are working together so that they will never be able to keep up with the lawsuit. He stated that to use the sunshine law as a tool against him and two other members of the dais is not an appropriate action for an attorney. Commissioner Linden spoke about the possible repercussions from the lawsuit. Town Attorney Baird advised the members of the Commission not to discuss this topic in public at this time because it is open, ongoing litigation and anything they say could put the Town in a more difficult position. Mayor Michaud stated that the conversation needs to stop.

Commissioner O'Rourke suggested tabling this item to a future meeting date. Vice Mayor Hensley stated that he would like to move forward and they have some litigation coming up that they will need legal representation for. The motion to approve Resolution 14-02-26 was re-stated by Vice Mayor Hensley for clarification purposes.

ROLL CALL VOTE;

Commissioner Linden voted yes

Vice Mayor Hensley voted yes

Mayor Michaud voted yes

Commissioner O'Rourke voted nay

Motion passed 3-1.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird provided updates on current legal matters. He stated that his firm is reviewing and preparing a response regarding the lawsuit from Forest Development. He also stated that a lawsuit has been filed regarding alleged violations of the sunshine law against members of the Commission; Mayor Michaud, Commissioner O'Rourke and Commissioner Linden. He stated that there will eventually need to be attorney-client sessions to discuss both of these matters. Town Attorney Baird also gave an update on a legal matter regarding a possible breach of agreement by Sales at Sea. He stated that they had sent a letter to them requesting they comply with the agreement but the letter did not yield positive results so in order to have them comply, the Town would need to initiate a legal action against them.

Motion to move forward with legal action made by Vice Mayor Hensley. Marina Director Jason Tenney explained that the Marina is losing approximately \$7,500.00 per month because of this issue. Motion seconded by Commissioner Linden. Vice Mayor Hensley stated that he believes

that if they have to go to court to try to recover the \$7,500.00 per month they are losing because of this, then they should do that. Town Manager Reade provided a history explanation of the situation with the barge, floating docks and the reason why the Marina is losing money because of it.

Mayor Michaud and Town Attorney Baird clarified that the motion is to move forward with a lawsuit.

Voting Aye: Commissioner Linden, Vice Mayor Hensley, Mayor Michaud.

Voting Nay: Commissioner O'Rourke.

-Town Manager Reade spoke about unfair comments that were made and made suggestions to improve communication moving forward. He stressed the importance of unity. Town Manager Reade announced the Downtown Movie Night event on February 20th from 6-9pm and Sunset Celebration on February 27th from 6 – 9pm. Consensus was provided for two proclamations; Let's Move Palm Beach County and Harry S Kelsey. Special Events Director Riunite Franks provided an update on a possible Police Athletic League (PAL) coming to the Town and they are in the planning phase with PBSO. Mr. Kevin Leahy, General Construction Manager with Avalon Bay, provided the Commission with a construction update on the Avalon Bay project and anticipate completion in 2026.

-Commissioner O'Rourke stated that he is not sure he trusts the leadership in the Town and things that are going on in the Town. He spoke about revenue going down and legal expenses increasing since the Town Manager was hired. He spoke about two members of the dais being interested in other developers and that he feels the Town is in a bad place and does not believe lawsuits are the way to solve the problems and is deeply concerned that the Town is not going to be able to get itself out of the situation it's in. He stated that other members of the dais don't look deeper into things.

-Commissioner Linden spoke about people working and soliciting in the Town and developing clear guidelines on people soliciting or walking through people's yards without identification. He also spoke about the Town calendar having bad or missing information. Commissioner Linden asked about the Town Green. Special Events Director Riunite Franks stated that the Town does not pay rent for use of the space. Commissioner Linden asked if the three members on the dais who are mentioned in the Sunshine Law violation lawsuit were to resign from their

seats, would they then be excluded from the lawsuit. Town Attorney Baird stated that would be entirely up to the Plaintiff.

-Vice Mayor Hensley spoke about his love for the Town and he finds it offensive when people attack the Town. He spoke about the responsibility of the members on the dais to spend time each week communicating with the Town Attorney and the Town Manager. He spoke about all the positive things going on in the Town, specifically Downtown and does not believe the Town is going broke. Vice Mayor Hensley requested the March 18, 2026 Regular Commission Meeting be rescheduled due to conflicts with spring break. The Commission agreed and an alternate date will be selected after Commissioner Thomas is consulted. Vice Mayor Hensley stated that on March 7th at 5pm, there will be Bingo with the Vice Mayor with prizes, live music and snacks.

-Commissioner O'Rourke wanted to clarify that he has not spoken with any plaintiff against the Town.

-Commissioner Linden asked if they should attend the ribbon-cutting for Nautilus 220. Mayor Michaud, Commissioner O'Rourke and Vice Mayor Hensley stated they have will not be in attendance.

-Mayor Michaud spoke about the importance of unity and how they cannot let things divide them. He made a plea to all watching and everyone in the room to not let things divide us. He asked staff to not let this divide them either. He suggested moving the Town forward in the right, balanced way.

REQUEST FOR FUTURE AGENDA ITEMS:

Commissioner O'Rourke requested a future agenda item for a dog law ordinance. Town Manager Reade stated that it is in progress.

ADJOURNMENT:

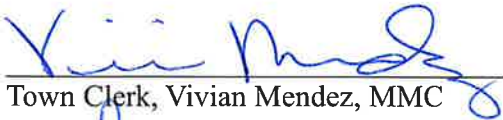
Motion to adjourn made by Vice Mayor Hensley, Seconded by Commissioner Linden.
Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Linden, Commissioner O'Rourke.

Meeting adjourned 8:28pm

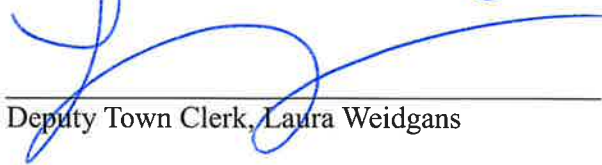
FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on March 4, 2026.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 4 of March, 2026

EXhibit A

Testimony Before Lake Park, FL Commission 2/18/2026

Public Comment on Decision Making Prior to Mayoral Election Results

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547 Private Resident /
Lake Park Society for the Advancement of Civic Engagement

Good evening Mr. Mayor and Commissioners,

I'm here tonight to respectfully urge you to pause consideration, votes, or forward movement on any major or highly contentious issues until after the Mayoral election on March 10.

In a representative democracy, public confidence in government decisions is just as important as the decisions themselves. When major actions are taken immediately before an election — especially those that could have long-term financial, development, or policy impacts — it can create the perception that the public is being denied a meaningful voice at a critical moment. Even if that is not the intent, perception matters. Trust matters.

Our community is about to choose its executive leadership. That choice may signal a shift — or a reaffirmation — of the policy direction residents want for our town. Moving forward now on issues that have the potential to divide the community, risks locking in decisions before voters have had the opportunity to express their will at the ballot box.

Waiting just a short period of time demonstrates respect for voters, respect for the democratic process, and respect for the stability of the decisions you make. It ensures that major actions are taken with the clearest possible mandate from the public and alongside the leadership that voters select to help guide those decisions.

This is not about delaying progress. It is about ensuring legitimacy, public buy-in, and long-term community confidence in the outcomes you approve.

I ask you to show restraint, demonstrate institutional patience, and allow the voters to speak first. After March 10, regardless of the outcome, you can move forward knowing your actions may align with the most current voice of the people you serve.

Thank you for your time and your service to our community.

Meeting Date 2/18/26

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Michael Steinhauer

Address: 435 Green Briar

If you are interested in receiving Town information through Email, please provide your E-mail address: p.pesstone1992@gmail

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

Decision Making Prior to Mayoral Election
Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Meeting Date 2/18/26

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Kelly Steele

Address: 301 Lake Shore Dr, #209

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

Sheriff Dept

I would like to make comments on the following Non-Agenda Item(s):

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Meeting Date

7/18/2016

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name:

Michael D'Rourke

Address:

535 Park Ave

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

General Comments

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.