



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday May 21, 2025 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 Judith Thomas
Commissioner John Linden
Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

The Pledge was led by Mayor Michaud.

APPROVAL OF AGENDA:

Commissioner Linden asked that items 5 and 6 be pulled from the Consent Agenda.

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

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

SPECIAL PRESENTATION/REPORT:

1. Presentation - Florida Power & Light (FPL) - Town Storm Hardening, Available Power for New Development & Town Streetlighting Improvements

Mr. Llan Kaufer, Robert Weese and Ms. Gladys Reyes presented to the Commission via Exhibit "A".

Commissioner Thomas asked if the hardening will change how quickly power is restored to residents in Town who live close to substations. Mr. Kaufer explained that neighborhoods that are close to substations are not automatically fed first after a storm depending on varying factors but that they are making improvements that will hopefully prevent neighborhoods from being isolated without power.

Commissioner O'Rourke asked when and how much in regards to phase one. Mr. Kaufer stated that the construction and completion will run through September and the costs have already been incurred. Ms. Reyes added that once the new light fixtures are installed, the billing for those lights will be transferred to the Town. Public Works Director Jaime Morales stated that the additional monthly cost for the light fixtures had been included in the current budget and it will also be included with the next fiscal year budget. Commissioner Thomas stated that it was her belief that the only budgeting concerns would be for phase 2. Mr. Kaufer and Ms. Reyes confirmed this to be correct.

Commissioner Linden requested that the Commission be included on future discussions. Mayor Michaud stated that feedback from the Commissioners can also be made through staff.

Vice Mayor Hensley asked if there were any changes to the proposed lighting locations. Mr. Kaufer stated there had not been any changes and if any changes were made, it would be due to the request being made from the Town.

Mayor Michaud asked if there had ever been consideration to implement solar panels as a supplemental option. Mr. Kaufer stated that it is not energy generation that is the issue after a storm, but delivery of power to homes.

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 Steinberger provided his comments via Exhibit "B".

-Mary Taylor made comments regarding her driveway improvements. She also requested that the Kimley-Horn report be made available to residents.

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 items 5 and 6 to be pulled from the Consent Agenda.

Motion to approve consent agenda items 2, 3, and 4 made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

2. May 7, 2025 - Regular Commission Meeting Minutes.

3. Work Authorization - Excavate & Replace Main Stormwater Lines [Six (6) Locations] - Hinterland Group, Inc.
4. Work Authorization - for Stormwater Cured-In-Place Pipe Lining at Various Locations - Shenandoah General Construction, LLC

Items 5 and 6 were pulled from the Consent Agenda at the request of Commissioner Linden.

5. Resolution 27-05-25 Town of Lake Park Traffic Calming Policy for Local Roadways.

Commissioner Linden requested to move item 5 to the next agenda and include a presentation. Commissioner O'Rourke and Mayor Michaud agreed with this request. Public Works Director Morales agreed to bring the item back at a later meeting. Motion to move item 5 to the next meeting agenda made by Commissioner Linden, seconded by Commissioner O'Rourke. Voting aye: All.

6. Resolution 28-05-25 Non-Exclusive Utility Easement - Florida Power & Light (FPL) - Nautilus 220.

Commissioner Linden asked about the need for a lift station and the cost to the developer for the underground easement.

Forest Development representative, Mr. Brian Terry explained the need for the lift station which will serve a very broad surrounding area. The underground easements are needed so power can be placed to the lift station. Commissioner Thomas clarified that the easement is non-exclusive to the developer. Mr. Terry confirmed this to be correct. Town Attorney Baird also confirmed that this easement will not interfere with the P3 or site plans.

Motion to approve Resolution 28-05-25 made by Commissioner Thomas. Seconded by Commissioner O'Rourke. Voting aye: All.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION): NONE

OLD BUSINESS:

7. Request to Amend Town's Election Process - Commissioner Michael O'Rourke

Town Manager Reade explained the item (Exhibit C). Commissioner O'Rourke stated that he does not wish to disrupt the process of people of color being properly represented in the Town. He provided a brief history of voting in the Town and believes that the Town no longer has the need for the "vote for one" system.

Commissioner Linden states he is a firm believer that every person in Town should have four votes. Vice Mayor Hensley stated that having one vote is challenging for the candidates, but it makes them work harder for the residents.

Public Comment:

Dorothy Taylor Williams - gave a history of the Town's voting system and discussed how the current voting system has been successful.

Pablo Perhacs – made comments regarding voter engagement.

Mayor Michaud stated that he believes there is no issue with the voting system, but with the lack of voter turnout.

Commissioner Thomas spoke passionately about the underlying issues in Town.

Commissioner O'Rourke recognized County Commissioner Bobby Powell in the audience.

NEW BUSINESS:

8. Discussion - Proposed Change to Town's Sanitation Schedule - Public Works

Department

Public Works Director Morales explained the changes (Exhibit D). Commissioner Thomas suggested using door hangars to alert residents about the change and that it is a 90 day trial.

The Commission came to consensus in favor of the change.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Town Manager Reade made the following announcements; the Memorial Day event in Kelsey Park on May 26th, holiday office closure May 26th, storm season begins June 1st, Library closure begins May 22nd. Consensus reached to issue a proclamation for a Gun violence awareness day in June. Community Development Director Nadia DiTommaso provided an update on the upcoming joint Planning & Zoning / Commission meeting on June 2nd. Town Manager Reade wished Commissioner Linden a happy birthday.

Commissioner Thomas had no comments.

Commissioner O'Rourke extended his condolences to Jason Ramos, owner of Locale Gastropub who recently passed away.

Commissioner Linden thanked Town Manager Reade for the tornado alerts. The Historical Society meeting is on Monday, May 26 at 6:30 p.m. He also stated that the Haitian Flag Day event was great and also gave a big thank you to Fire Rescue for assisting a person in need. Vice Mayor Hensley gave his condolences for Jason Ramos and requested the Town issue a Proclamation for him. He wished a Happy Birthday to Commissioner Linden and said the Haitian Flag Day was great.

Mayor Michaud thanked the Commission for great conversations that took place at this meeting. He announced that this week is Emergency Medical Technician (EMT) week with special congratulations to his son who is an EMT.

ADJOURNMENT:


Motion to adjourn made by Commissioner Linden. Seconded by Commissioner Thomas.

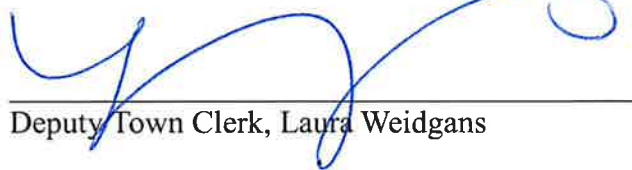
Voting aye: All

Meeting adjourned 8:30 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on June 4, 2025.


Mayer Roger D. Michaud


Town Clerk, Vivian Mendez, MMC


Deputy Town Clerk, Laura Weidgans



Approved on this 4th of June, 2025

Exhibit A



Florida Power & Light Town of Lake Park Presentation

Ilan Kaufer, Robert Weese, Gladys Reyes
Florida Power & Light Company

As America's largest electric utility, Florida Power & Light Company serves more customers and sells more power than any other utility

43 counties served

35,550 square miles

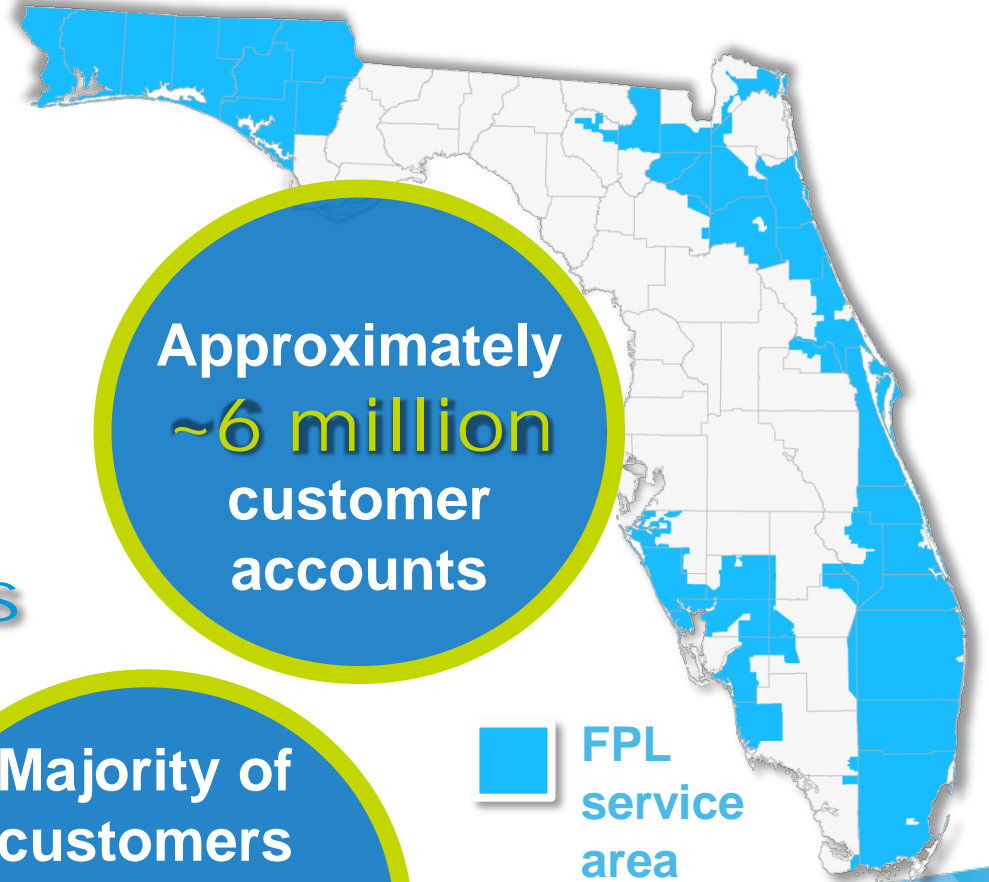
81,823 miles of distribution lines

9,537 miles of transmission lines

1.4 million poles

1.15 million transformers

921 substations



Approximately
~6 million
customer
accounts

Majority of
customers
live within
20 miles
of the coast

FPL has made significant investments to build a stronger, more resilient energy system

82%+
main power lines
hardened or
underground

96%
transmission
structures
steel or
concrete

**Clearing
vegetation**
from tens of
thousands of
miles of lines
annually

FPL has hardened nearly all main power lines serving critical facilities

FPL has a proven plan and experienced team

**Year-round
preparations
for storms and
other emergencies**

**Annual
storm
drill**

**Mobile
Command
Center**



FPL

FPL partners with local leaders to identify critical infrastructure

FPL works with local leaders to designate major hospitals and 911 centers as **critical infrastructure functions** for priority restoration

- ▶ County emergency management identifies further **critical infrastructure functions**
- ▶ Balance **critical functions** and **customer needs**
- ▶ Focus on **restoration priorities** that bring communities back faster



Preparing now – before a hurricane forms or threatens Florida – will make a meaningful difference in how we recover together

A woman with long brown hair, wearing a white t-shirt and dark pants, is sitting outdoors on a lawn, reading a newspaper. In the foreground, there are several large, cylindrical batteries labeled 'HEAVY DUTY' and a portable power station. A large blue circle with a yellow border is overlaid on the image, containing the text 'FPL urges customers to be prepared and have a storm plan'.

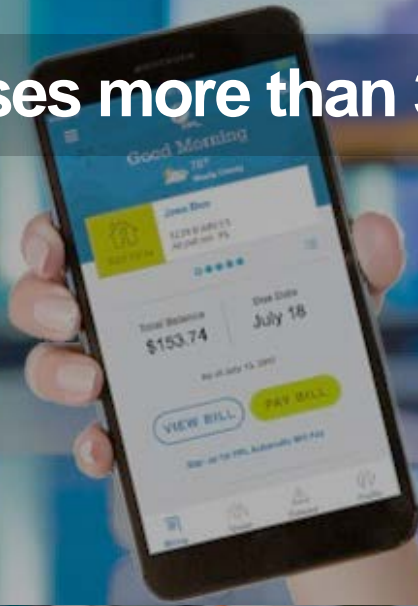
**FPL urges
customers to
be prepared
and have a
storm plan**

For tips on how to prepare for hurricane season, visit [FPL.com/Storm](https://www.fpl.com/storm)



FPL

FPL uses more than 30 channels to interact with customers



Florida Power & Light

October 15, 2024

Storms pose unique restoration challenges. Secondary outages and flickering, even after your power has been restored, can be the result from salt spray, storm surge and significant winds that can weaken electrical connections. Rest assured, we are working safely and as quickly as possible to address these conditions and restore your service.



Multi-faceted approach to keep customers informed includes:

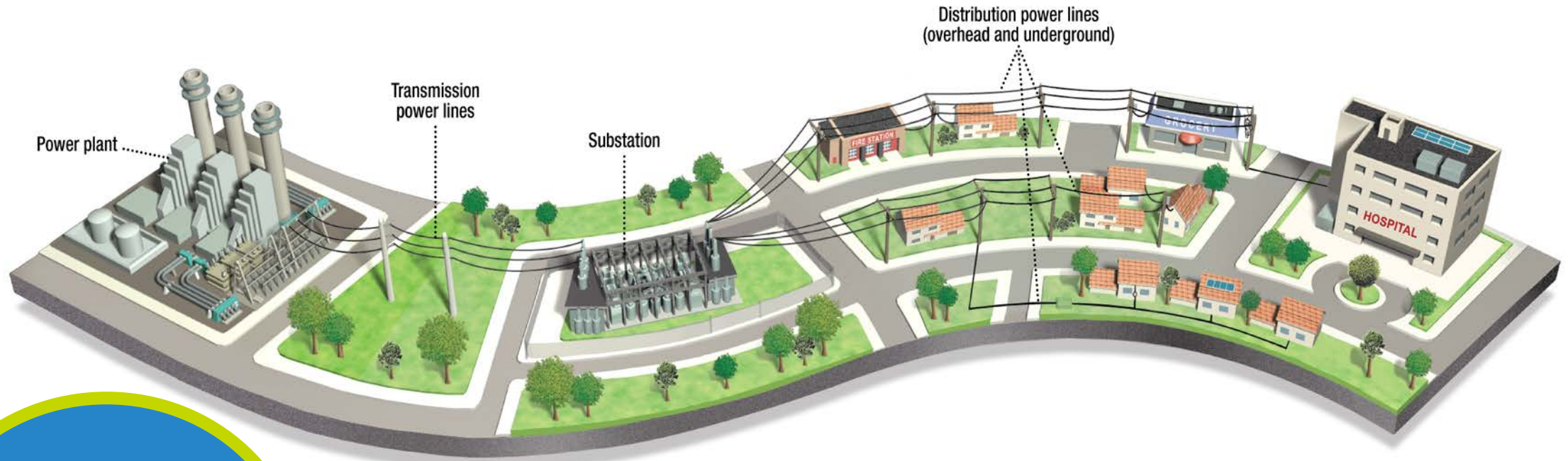
- ▶ Outreach
- ▶ Advertising
- ▶ Website and App
- ▶ Automated Calls
- ▶ Customer Care Center
- ▶ Email
- ▶ Social Media
- ▶ Traditional Media



FPL

36 comments 23 shares

After a storm, FPL restores power safely and quickly with efficient storm recovery process



Safety is always
FPL's **top priority**,
we urge customers
to make it their top
priority, too

WEST PALM BEACH, FL
DOT 413426FL

Clean Biodiesel



FPL

The circumstances may change; FPL's commitment does not

FPL works
24/7
until
all customers
are restored



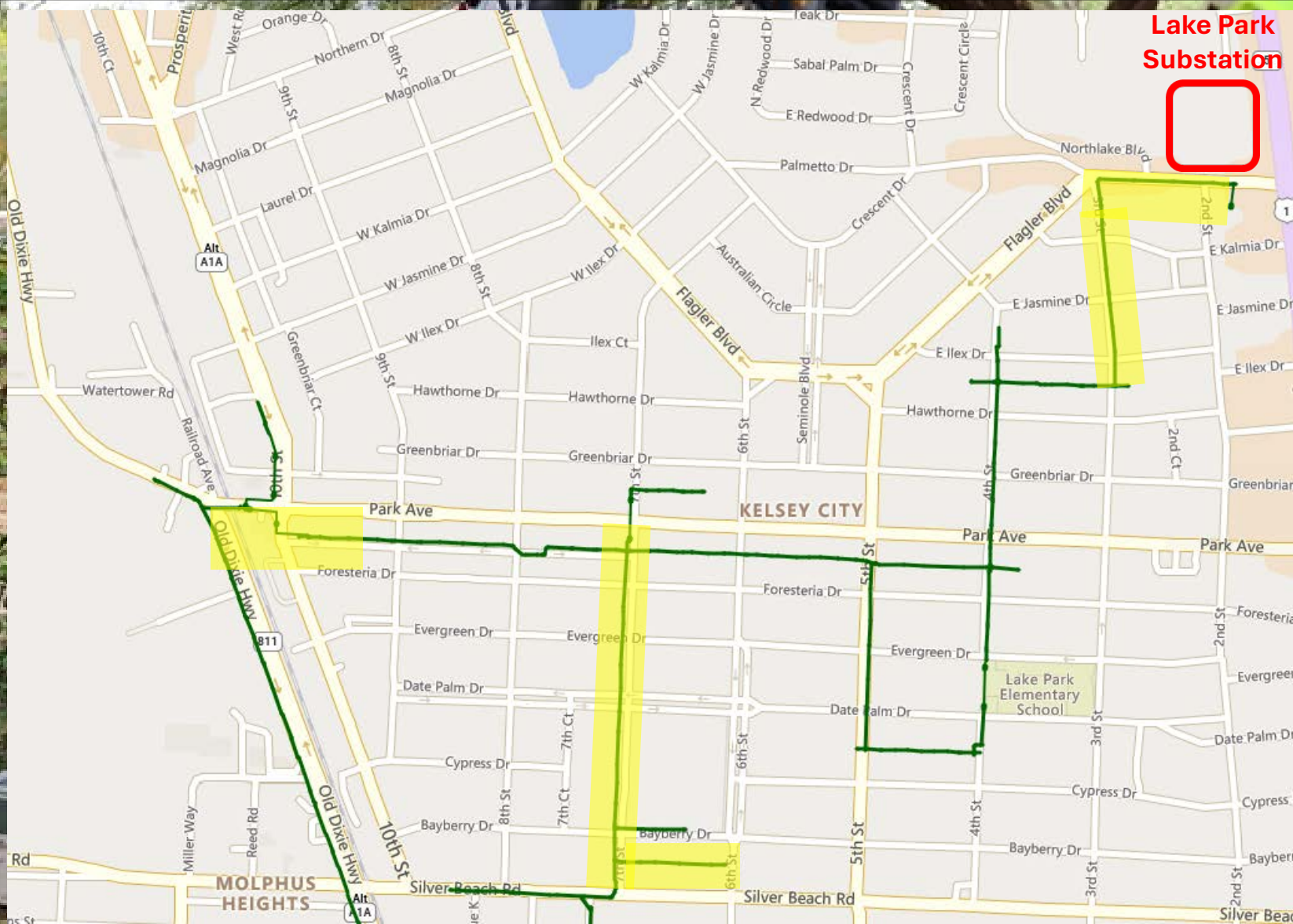
FPL®

Infrastructure Hardening Update

- Summary of FPL's storm hardening project
- Review of projects to date in the Town



Areas currently being hardened in Lake Park



Street Light Project Updates

- Current Projects
 - Summary and Estimated Construction Schedule
 - Process for construction
- Future projects
 - Working with Town staff on additional street lighting





FPL®

Lake Park Town Commission Meeting - May 21, 2025

Testimony by Michael Steinhauer 435 Greenbriar Drive, Lake Park

Good evening. I begin by expressing my sincere pride when learning about Mayor Roger Michaud, Vice Mayor Michael Henseley, and Commissioner Judith Thomas being honored with the Florida League of Cities 2025 Home Rule Hero Award. How exciting! How deserving! In the past months, I have witnessed how you have addressed local problems with local solutions, especially when you publicly speak of lending a careful ear to the voices of residents. Congratulations to you all and stay the course by keeping up the good work!

Now there's an opportunity to be **our** heroes. As the Kimberley-Horn consultant's report is available (and **must be immediately shared as a public document that resident's paid for**), and Planning and Zoning are serving in their consultative role, you have done your due diligence. I can hardly imagine a scenario where any of these reports will sway you toward supporting high-rise development, against **overwhelming** wishes of tax paying, resident constituents. I respect your intuitive judgement and know we can count on you. You know there are numerous innovative ways to grow our town, then to erect another massive building. To do our part, you can plan on a resident, standing room only turnout on June 2nd, and then again when final votes are cast.

As your award provides witness, we believe that with our new Town Manager, current Mayor, and with most Commissioners, **Lake Park has a renewed sense of partnership for a creative, lasting future—one where the voices of residents are truly heard and honored on this and other issues**. I am anxious to hear of your next steps to proceed with denying the current developer proposal, and for a return to zoning that is reflected in the Comprehensive Plan.

The unified resident movement that has come alive **will not disappear** until the final votes are cast, and we can rejoice in savoring the small-town culture and feel that motivated us to invest here in the first place, to call Lake Park our home.

Thank you for your service, congratulations on your award, and for continuing to listen to your community.



Exhibit C

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 21, 2025

Originating Department: Town Clerk

Agenda Title: Request to Amend Town's Election Process - Commissioner Michael O'Rourke

Agenda Category (i.e., Consent, New Business, etc.):

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: N/A **Newspaper:** _____

Attachments: _____

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

During the April 2, 2025 Regular Commission Meeting, Commissioner O'Rourke requested that the Commission be presented with information regarding the Town's Mayor and Commissioners voting process that has been utilized by the Town since 2010.

This change in the Town's voting process was a result of a Voting Rights Act lawsuit settlement between the United States Department of Justice (DOJ) and the Town. The resulting settlement discontinued the use of Town's current at-large method of electing the Town Mayor and Commissioners and required the use a "limited voting system" that began with the March 2010 Town elections.

The lawsuit, filed on March 31, 2009, in federal court in Miami, challenged the at-large method of electing the Lake Park Town Commission on the grounds that it dilutes the voting strength of African-American citizens in violation of Section 2 of the Voting Rights Act. At the time, African-Americans comprised over 38 percent of the Town's total citizen voting-age population and black voters were unsuccessful in electing their candidate of choice and no black candidate for the Commission had ever won an election since Lake Park was incorporated in 1923. (see attached)

Town Attorney Baird presented a memorandum to the Town Commission during the May 7, 2025 Regular Commission Meeting, which outlined the background to the DOJ settlement and voting process change, information related to a follow-up study by the DOJ in 2013, an understanding of the voting results provided under this new voting process and options (including conducting a study to determine if this process is still needed) and requirements to amend the voting process within the Town's Charter (which would include a special election).

Note: During the Commission's Regular Meeting on May 7, 2025, the Attorney presented the information within his memo (dated April 15, 2025) that generated significant discussion among the four (4) elected officials in attendance; however, direction on how to proceed regarding the options outlined within the Attorney's memo was not provided. Thus, staff is requesting the Town Commission to provide direction on how the Town Commission would like to proceed regarding the Town's voting process.

The process for changing the Town Charter is as follows:

- **Section 6. - Referendum.**

The Town of Lake Park created by this Charter shall not be deemed incorporated under this act unless and until the question of the acceptance of this Charter shall have been submitted to a vote of the registered voters of the Town of Lake Park as presently constituted. If a majority of the registered voters voting at said election shall vote to accept this Charter, the Town of Lake Park shall be deemed incorporated under the terms of this Charter from the date of canvassing and declaring the result of said election. If a majority of the registered voters at said election shall vote not to accept this Charter, the Town of Lake Park shall not be incorporated under this act but shall remain incorporated under Chapter 9794, Special Laws of Florida, Acts of 1923, and amendments thereto.

The election for the referendum vote on this Charter shall be held within sixty (60) days after this act has been passed by the Legislature of the State of Florida, provided however, that if within ninety (90) days after passage of this act by the Legislature of the State of Florida, a general election of the Town of Lake Park shall be held, then this question shall be submitted to the voters of the Town at said general election.

Recommended Motion:

N/A – Direction is requested by the Town Commission on the potentially amending the Town's voting process.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 21, 2025

Originating Department: Public Works

Agenda Title: Discussion - Proposed Change to Town's Sanitation Schedule - Public Works Department

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised: _____

Date: _____ **Newspaper:** _____

Attachments: Proposed Change to Sanitation Schedule

Please initial one:

_____ Yes, I have notified everyone.

JM Not applicable in this case

Summary Explanation/Background:

Due to a current staffing shortage within the Town's Sanitation Division (operating at approx. 50% capacity), the Public Works Department has identified an opportunity to revise the Town's sanitation collection schedule in an effort to identify and improve operational efficiency while preserving equipment and maintaining essential services.

The proposed schedule, if approved, would organize weekly sanitation services by waste type and equipment usage, limiting service overlap and equipment changeovers. This proposed change would introduce a streamlined structure that is expected to enhance predictability for both crews and residents, improve utilization of the grapple/clam and side-loader equipment and provide built-in recovery flexibility for delayed services.

The Public Works Department is requesting an opportunity to outline the proposed changes and potential improvements to the delivery and customer service for this important service.

If approved, the proposed changes would be included within 90-day pilot program, which will enable the Department to receive input from the community, the Commission and the Town's staff on whether this proposed change improves sanitation collection and improves the quality of life within our community.

RECOMMENDATION:

N/A – Discussion by the Town Commission and provide direction on a proposed new pilot program related to the proposed changes to the Town's sanitation collection schedule.

Proposed Sanitation Schedule Change: Enhancing Operational Efficiency Amid Staffing Constraints

Objective:

This revised sanitation schedule is designed to **maximize operational output** using available equipment and limited staffing, while enhancing **continuity of service** and **minimizing unnecessary mechanical strain** on key assets. The restructuring strategically sequences activities based on equipment type and crew capacity, enabling more predictable and efficient operations under current resource constraints.

Proposed Weekly Sanitation Schedule:

Day	Service Activity	Target Area	Primary Equipment
Monday	Regular Garbage	Town-wide	Side Loader
	Vegetation Collection	North Side	Grapple/Clam
Tuesday	Vegetation Collection	South Side	Grapple/Clam
Wednesday	Bulk Pick-Ups	Town-wide	Grapple/Clam
Thursday	Special Pick-ups	Town-wide	Grapple/Clam
	Regular Garbage	Town - wide	Side Loader
Friday	Recycling Collection	Town-wide	Automated Side Loader (Recycling Vehicle)

Rationale for the New Schedule:

1. Optimized Use of Limited Staff:

- The Town's Sanitation Division is currently operating with only **50% of its required staffing**. This new schedule reduces daily service variety, allowing the available crew to concentrate on a **single debris type per day**.
- By organizing the week by waste type and equipment, the schedule helps prevent fragmentation of duties and limits physical burnout among the small team.

2. Effective Deployment of Specialized Equipment:

- With the addition of a **support member assigned to Grapple/Clam operations**, the schedule consolidates all Grapple/Clam-dependent activities (vegetation and bulk pick-up) into **consecutive days**. This enables smoother transitions and ensures that mechanical resources are used to their full potential.

3. **Built-In Service Continuity:**

- Should a collection be delayed (e.g., vegetation on Tuesday), the **Wednesday bulk pick-up window** provides a logical extension without requiring rerouting or reallocation. This is critical under current manpower limitations where same-day recovery is often not feasible.

4. **Reduced Equipment Cycling and Downtime:**

- Limiting unnecessary switchovers between equipment types on the same day significantly reduces wear on loaders, hydraulic systems, and Grapple/Clam arms. This extends the **life expectancy of capital equipment** and allows for **more predictable maintenance planning**.

5. **Streamlined Communication and Field Execution:**

- A clear and consistent weekly plan improves crew coordination and enables better public communication. Residents will benefit from **predictability**, and the team will operate with improved **clarity and morale**.

Conclusion & Recommendation:

Given the current staffing shortage, this schedule represents a **strategic operational response** that maximizes productivity without increasing strain on personnel or assets. It improves workflow logic, enhances the effectiveness of the Grapple/Clam-support arrangement, and provides **flexibility for service completion** when interruptions occur.

I recommend implementation as a **90-day pilot program**, with **weekly progress tracking** and the opportunity for feedback-based adjustments. The proposal also aligns with broader goals of **fleet preservation**, **workflow standardization**, and **responsible resource use** under constrained conditions.



Town of Lake Park
PUBLIC COMMENT CARD

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
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Meeting Date

5/21/25

Cards must be submitted before the item is discussed!!

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

Name:

Michael Steinhauer

Address:

435 Greenbrier

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

pifestone1992@gmail

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

Congrats & High Fives

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.



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Meeting Date

5/21/2025

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

Name:

Pablo Perhacs

Address:

221 E Kahuna Dr

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

pablo.perhacs@gmail.com

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

Voting

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

Voting

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Meeting Date 5-21-25

Cards must be submitted before the item is discussed!!

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

Name: Mary Taylor

Address: 209 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):

Survey Thank You

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.



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Meeting Date 5/21/2025

Cards must be submitted before the item is discussed!!

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

Name: Dorothy Taylor Williams

Address: _____

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:

Item 7

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.