



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday February 04, 2026

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

6:38 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:

Motion to approved the agenda made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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.

-Steen Eriksson with the Palm Beach County Firefighters presented Commissioner Thomas and Vice Mayor Hensley each with a plaque to commemorate the firefighter training they attended.

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 O'Rourke pulled item number 5.

Motion to approve the Consent Agenda, excluding item 5, made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

1. Regular Commission Meeting Minutes - January 21, 2026
2. Resolution 09-02-26 - Municipal Election Agreement - Palm Beach County Supervisor of Elections
3. Resolution 10-02-26 – Agreement - Winter and Summer Fertilization Services – Trugreen - \$12,400.20.

4. Resolution 11-02-26 – Restrictive Covenant (Exhibit A) - Evergreen House Preservation Project – State of Florida – Division of Historical Resources
6. Agreement - Acceptable Payees Indemnification - PNC Bank

Item 5 pulled from the consent agenda for discussion:

5. Resolution 12-02-26 – Lease-Purchase Finance Agreement - 2026 Mack TE64R Sanitation Truck with Heil Front End Loader - KS StateBank - \$376,460

Public Works Director Jaime Morales and Finance Director Barbara Gould presented the item. (Exhibit A) which included financing options for the Commission to choose from. Public Works Director Morales stated that staff recommends financing through TD Equipment Financing. Motion to approve Resolution 12-02-26 made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye: 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:

7. Ordinance #01-2026 - Amendment – Town of Lake Park Land Development Regulations (LDR's) – Section 78-6 - Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences – 2nd and Final Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES, CHAPTER 78, ARTICLE I, SECTION 78-6, ENTITLED “APPLICATIONS AND REGULATIONS FOR REASONABLE ACCOMMODATIONS OF RESIDENTS OF RECOVERY RESIDENCES”; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to approve Ordinance 1-2026 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

Town Attorney Baird read the Ordinance by Title only.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird announced that he had been served with the Forest Development lawsuit and will issue a memo shortly. His office will be reviewing the claims and filing responses. He suggested holding one on one meetings with the Commission in order to provide them with case information. Town Attorney Baird also provided an update regarding the removal of the barge and restoration of the docks at the Marina.

-Town Manager Reade asked Community Development Director Nadia DiTommaso to provide the following updates; Ms. DiTommaso stated that 754 Park Avenue was not completed by the deadline and they had to pay an additional fine of \$18,000.00 which they have paid. The Town is waiting for an amended timeline and will be moving forward with a stipulation for retroactive fines. She also stated that they had received notification from the Florida Department of Environmental Protection in regards to the permit for boat relocation and additional renovations as a part of the P3 agreement. She stated that the State recommended the Town file a withdrawal of the permit application as opposed to them issuing a denial. Motion to approve the withdrawal made by Commissioner O'Rourke, seconded by Commissioner Linden. Voting Aye: All.

Town Manager Reade thanked the Commission for going to Tallahassee to support the needs of the Town. He also announced the Bert Bostrom Park re-opening will take place on Friday February 6th from 5:30pm to 6pm.

-Commissioner O'Rourke had no comments

-Commissioner Thomas thanked residents for allowing the Commission to travel up to Tallahassee to represent the Town.

-Commissioner Linden spoke about a temporary closing of the Evergreen house at the end of February and they will be working out of the Library in the meantime until June.

-Vice Mayor Hensley had no comments.

-Mayor Michaud spoke about the trip to Tallahassee and encouraged the public to get involved with legislation that is being proposed.

REQUEST FOR FUTURE AGENDA ITEMS:

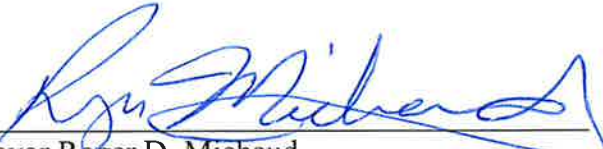
ADJOURNMENT:

Motion to adjourn made by Vice Mayor Hensley, seconded by Commissioner Thomas.

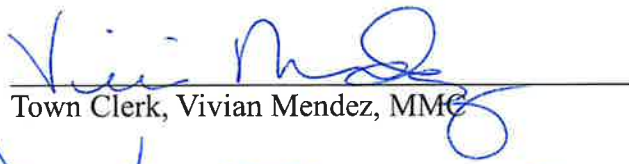
Voting Aye: All.

Meeting adjourned 7:17 P.M.

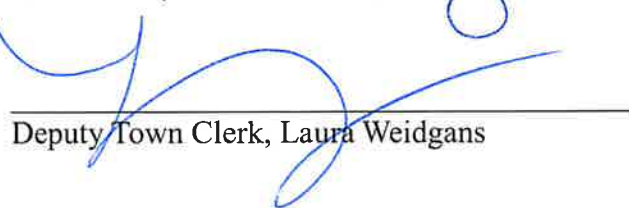
FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on February 18, 2026.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 18th of February, 2026

TOWN OF LAKE PARK



**Fleet Replacement Financing –
2026 Mack TE64R Sanitation Truck**
Wednesday, February 4, 2026



FLEET REPLACEMENT FINANCING – 2026 MACK TE64R SANITATION TRUCK

- Financing approval for one (1) 2026 Mack TE64R sanitation truck with Heil front-end loader
- Fleet replacement previously authorized by the Town Commission
- Essential for uninterrupted residential solid waste collection
- Revised financing required due to post-approval supply-chain delays



FINANCING OPTIONS EVALUATED

- KS State Bank
 - 4-year municipal lease-purchase
 - 6.25% tax-exempt interest rate
 - Highest total interest cost

Payment	Due Date	Total Payment	Applied to Interest	Applied to Principal	Purchase Option Price
1	1/22/2027	\$109,265.76	\$23,528.75	\$85,737.01	\$298,452.12
2	1/22/2028	\$109,265.76	\$18,170.18	\$91,095.58	\$203,631.44
3	1/22/2029	\$109,265.76	\$12,476.71	\$96,789.05	\$104,221.44
4	1/29/1930	\$109,265.76	\$6,427.40	\$102,838.36	\$0.00
		\$437,063.04	\$60,603.04	\$376,460.00	



FINANCING OPTIONS EVALUATED

- Flagler Credit Union

- Municipal financing option reviewed
- 6% tax-exempt interest rate (loan at 80% Value)
- Condition of Loan: A minimum of \$500,000 must be deposited into an account at Flagler Credit Union
- Note: Down payment due approximately March 01, 2026, for \$79,000, and the financed balance is \$316,000

Payment	Due Date	Total Payment	Applied to Interest	Applied to Principal	Purchase Option Price
1-12	April 26 - March 27	\$89,055.23	\$16,999.89	\$72,055.34	\$243,944.66
13-24	April 27 - March 28	\$89,055.23	\$12,555.67	\$76,499.56	\$167,445.10
25-36	April 28 - March 28	\$89,055.23	\$7,837.35	\$81,217.88	\$86,227.22
37-48	April 29 - March 30	\$89,055.23	\$2,828.01	\$86,227.22	\$0.00
		\$356,220.92	\$40,220.92	\$316,000.00	



FINANCING OPTIONS EVALUATED

- TD Equipment Finance

- 3- and 4-year tax-exempt financing (4 year shown here)
- Interest rate 3.64%
- Lowest cost option
- Note: 2 semi-annual payments of principal & interest; 1st payment due March 2026

Payment	Due Date	Total Payment	Applied to Interest	Applied to Principal	Purchase Option Price
1-2	3/30/26 - 9/30/26	\$101,963.10	\$12,864.20	\$89,098.90	\$287,361.10
3-4	3/30/27 - 9/30/27	\$101,963.10	\$9,601.55	\$92,361.95	\$194,999.15
5-6	3/30/28 - 9/30/28	\$101,963.10	\$6,217.37	\$95,745.73	\$99,253.42
7-8	3/30/29 - 9/30/29	\$101,963.10	\$2,710.26	\$99,253.42	\$0.00
		\$407,852.40	\$31,393.38	\$376,460.00	



COST & RISK COMPARISON

- TD interest rate is about 2.6 percent less interest than KS State Bank
- TD financing yields tens of thousands of dollars in interest savings
- All options are tax-exempt governmental obligations
- No ad valorem tax pledge
- Subject to annual appropriation



STAFF RECOMMENDATION

- Proceed with TD Equipment Finance
 - Lowest cost of capital
 - Preserves the Sanitation Fund reserves
 - Maintains budget predictability
 - Aligns debt service with asset life
- Requested Action
 - Authorize staff to proceed with TD Equipment Finance

THANK YOU

QUESTIONS & COMMENTS



meeting Date 2-4-26

Cards must be submitted before the item is discussed!!

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

Name: STEEN ERIKSSON
Address: 4530 ELM AVE PRG

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):

PRESENTATION FROM PALM BEACH COUNTY FIREFIGHTERS TO COMMISSIONERS THOMAS + ITENISLEY

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.