Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday October 07, 2026 6:30 pm

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

6:40 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 approve the agenda made by Commissioner Linden, Seconded by Vice Mayor Hensley.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation - National Friends of Libraries Week - October 18, 2026 to October 24, 2026

   Vice Mayor Hensley presented the Friends of the Library with the proclamation.

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.

Mayor Michaud asked everyone to be respectful while speakers are at the podium.

-Mary Taylor spoke about the budget process and requested a forensic audit and submitted her written comments (Exhibit A).

-Michael Steinhauer provided written comments (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.

Motion to approve the Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Commissioner O'Rourke expressed concerns regarding the type of items being placed on the Consent Agenda. Mayor Michaud suggested that items of importance be placed on New Business. Town Manager Reade explained the purpose of the items on the Consent Agenda.

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

2. Attorney-Client (Private) Session Minutes - September 9, 2026
3. 2nd and Final Public Hearing - FY 2027 Town of Lake Park Budget Meeting Minutes - September 16, 2026
4. Regular Commission Meeting Minutes - September 16, 2026
5. Attorney- Client (Private) Session Minutes - September 23, 2026
6. Resolution 92-10-26 - Florida City Week - October 19-25, 2026
7. Resolution 93-10-26 - Marina Management Software (Renewal - Retroactive) - The Wanderlust Group (TWG)(DOCKWA) - $ 15,844.02 annually
8. Resolution 101-10-26 - Amendment No. 1 – Agreement No. LPA0557 (One-Year Time Extension - October 31, 2027) – Lake Park Septic to Sewer Conversion Project – Florida Department of Environmental Protection (FDEP) - $1,000,000
9. Resolution 94-10-26 - Submit Grant Application - Federal Highway Administration - PROTECT Resilience Improvement Grant to support a design update, permitting and construction of the Park Avenue Stormwater Resilience and Roadway Improvements Project - Not To Exceed $4,000,000 (20% Local Match - Not To Exceed $1,000,000
10. Resolution 96-10-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Marine and Biodiesel - Petroleum Traders Corporation
11. Resolution 97-10-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Marine and Biodiesel - Campbell Oil Company
12. Resolution 98-10-26 - Agreement (Piggyback) - Bulk Fuel, Gasoline, Diesel, Marine and Biodiesel - Pro Energy, LLC
13. Resolution 103-10-26 - Cell Service & Mobile Device Provider (Piggyback) - All Departments & Retroactive Purchase - Eighteen (18) Devices - PW Department - AT&T - $14,043.60 Annually

BOARD MEMBER NOMINATION:

14. Appointment - Tree Board - Mr. Brady Drew

    Commissioner Linden nominated Brady Drew to the Tree Board. Seconded by Commissioner O'Rourke seconded the nomination.

    Mr. Brady Drew thanked the Commission for continuing the efforts as a Tree City USA.

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

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

15. Ordinance 09-2026 – Amendment - Town of Lake Park Code of Ordinances – Chapter 67 – Article II - Platting, Conceptual Plan and Development Plan - Section 67-37. - Development Plan Review; General Procedures - 1st Reading

    Senior Town Planner Anders Viane presented the item (Exhibit C). Vice Mayor Hensley asked if this process changes any open development with the Town. Senior Town Planner Viane stated that only Live Local items would have a different timeframe, everything else would remain the same.

    Motion to approve Ordinance 09-2026 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

    Town Attorney Baird read the Ordinance by title only.

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

OLD BUSINESS:

16. Reconsideration - Amendment - Regular Commission Meeting Minutes - September 2, 2026.

    Town Manager Reade explained that in the previous meeting these minutes had been amended.

    Public Comment:

    -Michael Steinhauer provided written comments (Exhibit D).

Motion to reconsider and approve the Minutes from September 2, 2026 to include Exhibit A as a part of public comments made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Commissioner O'Rourke apologized for the oversight and explained that it was meant to bring forth a procedure for public comments. He stated that if a person is not present, they should not be able to submit a public comment. Mayor Michaud also apologized for the mistake. Vice Mayor Hensley suggested creating a policy on public comments and requested to discuss it on a future agenda. Town Attorney Baird stated that a public comment can be submitted any time before or during a meeting and it becomes a public record, but that the Commission was free to set its own policy. Town Attorney Baird clarified that a comment submitted in writing would not be a part of the minutes because it is not read out loud, but it would be a public record.

Voting Aye: All.

NEW BUSINESS:

17. Agreement - Sales at Sea Settlement (Sales & Office Barge) – Lake Park Harbor Marina

Town Manager Reade explained that they are seeking approval from the Commission to move forward with the proposed settlement agreement. Town Attorney Baird stated that the original plan was to litigate this case, but because of litigation costs, they are moving forward with mediation. He also stated that the docks that will be replaced, will be of a much higher quality material than what was in the original agreement which will make up for some of the lost revenue.

Motion to approve the Agreement - Sales at Sea Settlement (Sales & Office Barge) for the Lake Park Harbor Marina made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

Commissioner O'Rourke commended Town Attorney Baird for an excellent settlement agreement placing the Town in a much better position. Vice Mayor Hensley also commended the Town Attorney and Marina Director Jason Tenney.

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

18. Resolution 99-10-26 – Repair Services (RFQ #131-2026) – Automated Side Loader Unit #58 Grabber Arm Replacement – Sunbelt Waste Equipment, LLC – $32,950.69

    Public Works Director Jaime Morales explained that Sunbelt Equipment was the only bidder for this project. Mayor Michaud asked about funding for this item. Public Works Director Morales stated it is within the Capital Improvement Projects fund.

    Motion to approve Resolution 99-10-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

19. Resolution 100-10-26 – Agreement (Piggyback) – Approve Purchase of One (1) 2026 Mack Granite Vac-Con Sewer Combination Cleaner (Vacuum Truck) - Nextran Truck Centers - $589,866.

    Public Works Director Morales explained the item (Exhibit E). Town Manager Reade spoke about the benefit and savings of using the piggyback agreement.

    Motion to approve Resolution 100-10-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

20. Resolution 102-10-26 - Work Authorization – Stormwater Basins 12 and 22 Cleaning, Investigation and Repairs - Shenandoah General Construction, LLC – Not To Exceed $426,796.43.

    Public Works Director Morales provided a brief summary. Commissioner O’Rourke asked about the possibility of using Community Redevelopment Agency (CRA) funds due to there being a portion of the project that is within the CRA. Town Manager Reade stated that they would not be able to use CRA dollars for a regular repair and maintenance item.

    Motion to approve Resolution 102-10-26 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, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated for the public that the shade sessions that were recently held were recorded by a court reporter and upon the conclusion of any litigation, the recordings would be considered an open public record. He reported that they had secured a great mediator and conducted a progressive and positive preliminary mediation session which is leading to a 120 day stay of litigation so that the parties can concentrate on creating a framework to resolve the litigation thereby saving the Town a lot of money. He also stated that another Attorney-Client Session would be needed in order to continue with making progress. He will work with the Town Manager and the Clerk to establish a date.

-Town Manager Reade announced the Fall Festival Sunset Celebration on October 30th.

-Commissioner Thomas apologized to the public for submitting a public comment card for her son.

-Commissioner O'Rourke spoke about the disagreements between himself and the Lake Park Society for Advancement of Civic Engagement. He stated that he will work harder to not take it so personally in the future. He also requested a future agenda item to set policy for public comments.

-Commissioner Linden spoke about the VFW flea market that was held on Sunday and feels that we need to give them more support. He also asked where we are at with an agenda item he requested for establishing term limits for elected officials. Town Manager Reade stated that it could be brought forward. Commissioner Linden also asked about the Town Manager's evaluation and expressed a desire to get it done. Town Manager Reade stated that he would send the evaluation form out tomorrow.

-Vice Mayor Hensley spoke about an event with Culinarchy on October 28th that the Planning & Zoning Board should be a part of.

-Mayor Michaud spoke highly of Culinarchy and Big John's Eatery. He also announced the next "Mornings with the Mayor" on October 17th.

-Town Manager Reade stated that due to a higher level of interest in CRA grants, additional funding may need to be identified.

REQUEST FOR FUTURE AGENDA ITEMS:

Vice Mayor Hensley and Commissioner O'Rourke requested a future agenda item to discuss the development and possible adoption of a policy regarding public comments during meetings.

Commissioner Linden requested a future agenda item to discuss placing term limits on elected officials.

ADJOURNMENT:

Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.
Voting Aye: All.
Meeting adjourned 7:57pm.

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

Mayor Roger D. ~~Michaud~~

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

TOWN OF LAKE PARK
SEAL
FLORIDA
Town Seal

Approved on this 4 of November, 2026

Exhibit A

October 7, 2026 Mary Taylor, 209 Park Avenue

Good Evening,

Thank you to everyone involved in the completion of the Town budget process. Good Work!

The Town of Lake Park has and is still experiencing tumultuous times, because of drastic changes to it's landscape and growing resident mistrust and dissatisfaction with what they see and hear that affects their lives. The situations are very complicated, involving developers, lawsuits, public accusations, etc. Now is the time to take a breath and analyze the past and how and why the town deviated it's course without resident s' support.

In my opinion, in order to successfully move forward a Town wide forensic audit is necessary, *beginning with the Public Works Department.* In 2023, the Commission voted to increase NON-AD VALOREM taxes with the assurance that residents' hard earned money would solve the problems plaguing the PW dept…. from 2022, NAV, $604. to 2026, NAV, $1,184, NAV taxes almost doubled….and without visibly, improving essential services. During this period the Town also had about four different Finance Directors. A woman, Lourdes, two guys named Jeff, and maybe one I forgot. Now with Barbara Gould, and Richard Reade, the town is in good hands, if we can keep them! Residents and the current administration deserve to know how plans were made and where money has been spent in order base future plans on solid facts. A forensic audit will be money well spent.

As a past commissioner many of my questions went unanswered but now as a resident I am hopeful that a forensic audit will not only answer questions and improve future planning, but leave the door open to a more transparent system of local government.

Exhibit B

Testimony Before Lake Park, FL Town Commission 10/07/2026
Public Comment - Respecting the Purpose of Public Comment
Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547
Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.
What is the purpose and intent of our public comment rights?

On Sept 16 a *Commissioner* used the three minutes allotted to the public, to celebrate her son's return home from military service. A public comment card was completed on his behalf, yet he offered maybe 10 words. The Commissioner then used the entire allotted time to express her pride for him. Breaking with the rules of public comment, almost all but one engaged in dialog with the son. It was the second time during that same meeting that you engaged in dialog. At long last are we now anticipating dialog from the dais? Is this a new policy?

To be clear, we should recognize those who serve our country, and I respect the pride a parent feels in a child's accomplishments. The issue is not the sentiment. It's the setting.

Public comment is an opportunity for *residents* to address elected officials about all matters of municipal concern. It is a very limited but valuable opportunity to be heard and that time is ours.

It *may be* opportune under Commissioner Comments to share personal family events, albeit again that would have nothing to do with the business of government. Stick to the reason why we are here.

If a Commissioner can use public comment for a personal family tribute, what prevents the next speaker from using that moment to talk about baseball, TV shows, or colorful socks? It wastes our time.

Most speakers prepare carefully researched remarks, and struggle to fit their concerns into three minutes. They deserve to know that the same standards of relevance and purpose apply to everyone.

Your conduct communicates how seriously you regard the residents engagement. You fail when no dialog is allowed but you easily tolerate personal expressions.

I respectfully ask this Commission to clarify the policy of public comment, and establish written, expectations for its use. Once before you allowed a Commissioner to use the podium for his own rant. It was inappropriate then and it is now. It's not a personal speaking platform.

The presiding officer must control these moments. Failure is poor meeting management.

Our residents' time is valuable. Establish a formal resolution or ordinance regarding the rules of the public comment period as were proposed previously. Agendize this topic! Thank you.

Exhibit C

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	October 7, 2026
Originating Department:	Community Development Department
Agenda Title:	Ordinance 09-2026 – Amendment - Town of Lake Park Code of Ordinances – Chapter 67 – Article II - Platting, Conceptual Plan and Development Plan - Section 67-37. - Development Plan Review; General Procedures - 1st Reading

Agenda Category (i.e., Consent, New Business, etc.): **Ordinance on 1st Reading**

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

Cost of Item:	Legal Review/Legal Ad	**Funding Source:**	Legal/Advertising
Account Number:	#108/#500-34920	**Finance Signature:**	*Barbara Gould*
Advertised: Date:	September 25, 2026	**Newspaper:**	Palm Beach Post

Attachments: Ordinance; Staff Report; Legal Ad; BIE; SB 1080; FSS 166.033

Please initial one:

AV Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting the Town Commission to consider a proposed Ordinance to amend the Town's Land Development Regulations (LDR's) to ensure that the Town is in compliance with state law. Specifically, Senate Bill 1080 (2025) – Florida Statute 166.033, which was signed by the Governor and is now state law, requires the Town to ensure the following (not an inclusive list):

→ Town staff must complete a sufficiency review of an application for development permits and orders and provide comments within 5 business days of receipt of application (to determine

completeness)

- → If an application for development permits and orders is determined to be incomplete, the Town maintains 30 days to request additional information from the applicant regarding the proposed project. The applicant is then required to provide the requested information within 30 days of the Town's request
- → Once the application for development permits and orders has been deemed complete, Town staff will then be required to review the proposed project to ensure that it is compliant with all applicable codes. During this process, the Town may request additional information from the applicant that will be required to be submitted to the Town within 30 days. If the information is not received and/or the Town and the applicant do not agree to an extension of time, the proposed application shall be deemed withdrawn
- → Applications (that have been deemed complete and have been reviewed to ensure compliance with all applicable codes) that require action by the Town Commission and/or Town Boards/Committees (i.e., quasi-judicial or public hearing) must be either Approved, Approved with Conditions or Denied within 180 days from the date the application is deemed complete
- → Applications (that have been deemed complete and have been reviewed to ensure compliance with all applicable codes) that do not require action by the Town Commission and/or Town Boards/Committees (Administrative determination only) must be either Approved, Approved with Conditions or Denied within 120 days from the date the application is deemed complete
- → The review timeframes shall restart when a substantive change (15% or more increase in proposed density, intensity or square footage) to the application is requested by the applicant.
- → Provides various refund options if the prescribed development review timeframes are not met the Town. If the applicant does not meet the timeframes outlined, a refund is not required by the Town

Note: The proposed new state law and subsequent proposed LDR amendments are expected to condense the development and permit approval process; however, the Town Commission, Town Boards/Committees and staff may expect to issue/provide a higher number of Approvals with Conditions or Denial of applications (if applicants fail to comply with the required timeframes) as a result of these new state approved requirements for local governments.

The proposed Ordinance (and amendments) was prepared by the Town Planner and reviewed by the Community Development Director and the Town Attorney.

The proposed Ordinance is scheduled to be considered by the Town's Planning and Zoning Board during their meeting on October 5, 2026 and any comments/recommended changes to the proposed Ordinance will be provided to the Town Commission prior to considering the Ordinance on 1st Reading (so as to not postpone this agenda item).

The proposed Ordinance is being presented on 1st reading and, if approved, will be presented to the Town Commission on 2nd and Final Reading during their Regular Meeting on November 4, 2026.

Note: The proposed Ordinance has been properly advertised in accordance with state law (copy of legal ad is enclosed).

Recommended Motion:

I move to approve Ordinance 09-2026 on 1st reading to amend the Town of Lake Park Code of Ordinances – Chapter 67 – Article II - Platting, Conceptual Plan and Development Plan - Section 67-37. - Development plan review; general procedures.

Exhibit D

Testimony Before Lake Park, FL Town Commission 10/07/2026

Public Comment on the Erroneous Amendment of a Previous Commission Meeting Minutes

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547

Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.

What we witnessed on Sept 16, was deeply troubling because the action taken was so glaringly in error.

A resident submitted written testimony for a public meeting but was unable to attend and read it aloud. The testimony was acknowledged to be a public record. Yet we witnessed an extraordinary effort to remove any reference to that testimony from the official minutes because it had not been read live.

Must a resident now be physically present or to inconvenience another to speak into a microphone for their effort to participate in local government? Is this now a qualifying event to merit acknowledgment in the meeting minutes?

The minutes of a public meeting should accurately reflect what occurred, including the appropriate documentation of public participation live **or** in writing. Your vote to amend was an attempt to erase acknowledgment that a resident submitted comments. It was an impassioned and biased demand to rewrite the record.

But what made that now infamous proceeding particularly disturbing was that the argument to amend the minutes was directed at the **wrong meeting date**! And, consequently, the Commission proceeded to amend minutes that were already correct as written. I'd spent a little more time on meeting preparation.

Think about that for a moment. A demand to correct meeting minutes resulted in the alteration of the wrong public record. You were fooled. It was sloppy! And if this slop occurs on something this simple, I fear your capacity for deliberations on development and budget decisions.

This is not a trivial clerical matter. I know the Clerk takes great care in minutes prep and the accuracy of the information presented to Commissioners. Your unwillingness to pause and verify the facts before acting impetuously was shameful.

Meeting minutes are not personal documents to be revised according to individual preferences. They are an essential historical record. Their accuracy matters and so does the process used to approve them.

Establish clear, consistent published standards for adjudicating written public comments so residents understand how their submissions will be handled.

Mistakes can happen. What matters is whether we recognize them, correct them transparently, apologize to those affected, and learn from them.

Resist blatant erroneous decision making before confirming the facts.

Thank you.

Exhibit E

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	October 7, 2026
Originating Department:	Public Works
Agenda Title:	Resolution 100-10-26 – Agreement (Piggyback) – Approve Purchase of One (1) 2026 Mack Granite Vac-Con Sewer Combination Cleaner (Vacuum Truck) - Nextran Truck Centers - $589,866

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

Cost of Item:	$589,866	**Funding Source:**	Stormwater Fund
Account Number:	402-538-402-66900	**Finance Signature:**	Barbara A. Gould

Advertised:
Date: _____ **Newspaper:** _____

Attachments: "Attachment A" Proposed Resolution
"Attachment B" Cooperative Purchase Agreement; "Attachment C" Resolution No. 80-10-23 and October 18, 2023 Agenda Materials; "Attachment D" Nextran Quote dated September 23, 2026; "Attachment E" FSA25-VEH23.0 Award and Options List; "Attachment F" Town Specifications, Chassis and Body Proposals, and Budget Detail

Please initial one:

_____ Yes, I have notified everyone.

JM Not applicable in this case

Summary Explanation/Background:

The Public Works Department requests the Town Commission's approval to purchase one (1) 2026 Mack Granite 64FR chassis equipped with a Vac-Con Model V312LHAN/1300 sewer combination cleaner body (Vacuum Truck) to ensure the continued reliable cleaning and maintenance of the storm drain pipes, catch basins, maintenance holes and culverts within the Town.

The proposed purchase would replace the existing Vacuum Truck (Stormwater Unit No. 52 - 2009

Vac-Con truck)., which has been included within the Town's 5-Year Capital Improvement Plan (CIP) to be replaced in FY 2026. This vehicle would upgrade the current stormwater fleet, which is experiencing significant aging and incurring very high repair and maintenance costs and resulting is significant down-time leading to reduced stormwater pipes cleaning and maintenance.

Note: The Town Commission previously approved the purchase of a Vacuum Truck from Southern Sewer on October 18, 2023 (Resolution No. 80-10-23) in the total amount of $589,869. However, it was later determined that Southern Sewer Equipment Sales supplies only the body for the proposed Vacuum Truck and this company is not an approved vendor with the Florida Sheriff's Association (FSA) to enable the Town to piggyback the purchase of the complete truck, which was provided in the original Resolution in 2023. As a result, staff is proposing to piggyback and purchase from a new vendor that has provided a competitive bid/pricing option within the FSA's Cooperative Purchasing Program.

Additionally, through the FSA Cooperative Purchasing Program, this proposed Vacuum Truck purchase will be as a complete unit (the Mack chassis with the Vac-Con body installed) under the FSA Heavy Trucks and Buses contract, FSA25-VEH23.0, on which Nextran Truck Centers is the awarded primary vendor for Item 80 in the Southern region. This Truck, if approved, would be purchased through Nextran, with Southern Sewer supplying the selected Vac-Con body to Nextran for installation. Thus, the need for the Town Commission to reauthorize the purchase of this vehicle through a different vendor than Southern Sewer and to terminate the approval of a future purchase of a Vacuum Truck from Southern Sewer as provided within Resolution No. 80-10-23.

To ensure the lowest possible price, staff is recommending the Town piggyback off the current Florida Sheriff's Association Cooperative Purchasing Program, which was awarded to Nextran Corporation (d.b.a. Nextran Truck Centers) through a competitive selection process (Contract No. FSA25-VEH23.0, Item 80) to purchase a 2026 Mack Granite 64FR chassis equipped with a Vac-Con Model V312LHAN/1300 sewer combination cleaner body, in an amount not to exceed $589,866.

Note: Various documents related to this competitive selection process are either attached and/or available for review by contacting the Town Clerk's Office, including Contract #FSA25-VEH23.0 and published addendums, as required.

Staff consulted directly with the FSA Cooperative Purchasing Program regarding the pricing and the procurement method, and FSA confirmed the following:

1. The purchase is properly made through Nextran under the FSA Heavy Trucks and Buses contract, with the Vac-Con body provided as a body option installed on the truck chassis.

2. Awarded vendors are permitted to sell non-scheduled options pursuant to Section 3 of the FSA contract. The vendor must substantiate the cost of a non-scheduled option, and documentation of the vendor's cost from the body manufacturer (including installation and make-ready for delivery) must meet FSA's expectations.

3. Awarded vendors are permitted to offer additional discounts below contract pricing pursuant to Section 2 of the FSA contract terms and conditions (Prices Quoted).

Note: Nextran applied a discount to the proposed Vacuum Truck to provide a total purchase price of $589,866, which is the price that was expected to be paid under the Resolution approved in 2023.

As provided within the Town's Purchasing Code, Sec. 2-249. Alternative Source Selection:

1. Cooperative purchases: Purchases utilizing contracts of other Florida entities: Notwithstanding any requirements of this division, the purchase of goods and services under a contract with a Florida municipal governmental agency, political subdivision, or government-related association for the same scope of services may be made, provided that the originating entity utilized a competitive process substantially similar to that used by the Town.

Note: Utilizing an existing competitively awarded contract will enable the Town to streamline the procurement process, benefit from pre-negotiated, volume-based pricing, and engage a vendor with a proven record of performance and technical expertise. Furthermore, piggybacking on this agreement will accelerate project mobilization, support cost control, and ensure compliance with state and local procurement requirements.

If approved, the Town Commission would accept Nextran's pricing by piggybacking on the Florida Sheriff's Association Cooperative Purchasing Program Contract No. FSA25-VEH23.0, Item 80, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

The proposed purchase price for this vehicle is $589,866 from Nextran Truck Center. Funding for the purchase for this vehicle is available within the FY 2027 Budget – Stormwater Fund, subject to the Town Commission approving a budget amendment at a future date (Funding was previously approved within the FY 2026 Budget, which will be moved to the Sanitation Enterprise Fund's Reserve Account).

Note: The proposed vehicle to be purchased is available to the Town immediately and can begin to be utilized by the Public Works Department for stormwater pipes cleaning and maintenance shortly after Commission approval to purchase the vehicle.

The proposed purchase agreements were prepared by the proposed manufacturer/vendor, Nextran Truck Center, and reviewed by the Public Works Director, the Finance Director and the Town Attorney.

The Town has previously worked with the proposed manufacturer/vendor and they have provided a quality product and good customer service.

RECOMMENDATION:

I move to adopt Resolution 100-10-26 to approve the piggyback Agreement with Nextran Corporation (d.b.a. Nextran Truck Centers) for the purchase of one (1) 2026 Mack Granite 64FR Vac-Con Sewer Combination Cleaner, in an amount not to exceed $589,866; terminate the approved purchase of a Vacuum Truck under the previously approved Resolution No. 80-10-23; and authorize the Mayor to execute the Agreement.

Meeting Date 10/7/20

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Mary Taylor
Address: 208 Park

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)***:

_____

Audits

_____.

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.*

Exhibit A

October 7, 2026 Mary Taylor, 209 Park Avenue

Good Evening,

Thank you to everyone involved in the completion of the Town budget process. Good Work!

The Town of Lake Park has and is still experiencing tumultuous times, because of drastic changes to it's landscape and growing resident mistrust and dissatisfaction with what they see and hear that affects their lives. The situations are very complicated, involving developers, lawsuits, public accusations, etc. Now is the time to take a breath and analyze the past and how and why the town deviated it's course without resident s' support.

In my opinion, in order to successfully move forward a Town wide forensic audit is necessary, *beginning with the Public Works Department.* In 2023, the Commission voted to increase NON-AD VALOREM taxes with the assurance that residents' hard earned money would solve the problems plaguing the PW dept…. from 2022, NAV, $604. to 2026, NAV, $1,184, NAV taxes almost doubled….and without visibly, improving essential services. During this period the Town also had about four different Finance Directors. A woman, Lourdes, two guys named Jeff, and maybe one I forgot. Now with Barbara Gould, and Richard Reade, the town is in good hands, if we can keep them! Residents and the current administration deserve to know how plans were made and where money has been spent in order base future plans on solid facts. A forensic audit will be money well spent.

As a past commissioner many of my questions went unanswered but now as a resident I am hopeful that a forensic audit will not only answer questions and improve future planning, but leave the door open to a more transparent system of local government.

Meeting Date 10/7/26

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Michael Swinhart

Address: 435 Greenbriar D

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)***:

Use of Public Comment Periods.

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.*

Exhibit B

Testimony Before Lake Park, FL Town Commission 10/07/2026
Public Comment - Respecting the Purpose of Public Comment
Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547
Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.
What is the purpose and intent of our public comment rights?

On Sept 16 a *Commissioner* used the three minutes allotted to the public, to celebrate her son's return home from military service. A public comment card was completed on his behalf, yet he offered maybe 10 words. The Commissioner then used the entire allotted time to express her pride for him. Breaking with the rules of public comment, almost all but one engaged in dialog with the son. It was the second time during that same meeting that you engaged in dialog. At long last are we now anticipating dialog from the dais? Is this a new policy?

To be clear, we should recognize those who serve our country, and I respect the pride a parent feels in a child's accomplishments. The issue is not the sentiment. It's the setting.

Public comment is an opportunity for *residents* to address elected officials about all matters of municipal concern. It is a very limited but valuable opportunity to be heard and that time is ours.

It *may be* opportune under Commissioner Comments to share personal family events, albeit again that would have nothing to do with the business of government. Stick to the reason why we are here.

If a Commissioner can use public comment for a personal family tribute, what prevents the next speaker from using that moment to talk about baseball, TV shows, or colorful socks? It wastes our time.

Most speakers prepare carefully researched remarks, and struggle to fit their concerns into three minutes. They deserve to know that the same standards of relevance and purpose apply to everyone.

Your conduct communicates how seriously you regard the residents engagement. You fail when no dialog is allowed but you easily tolerate personal expressions.

I respectfully ask this Commission to clarify the policy of public comment, and establish written, expectations for its use. Once before you allowed a Commissioner to use the podium for his own rant. It was inappropriate then and it is now. It's not a personal speaking platform.

The presiding officer must control these moments. Failure is poor meeting management.

Our residents' time is valuable. Establish a formal resolution or ordinance regarding the rules of the public comment period as were proposed previously. Agendize this topic! Thank you.

Meeting Date 10/7/54

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Michael Sternhagen
Address: 435 Greenbriar

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***: #16

Reconsideration of Sept 2.

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.*

Item #16

Exhibit D

Testimony Before Lake Park, FL Town Commission 10/07/2026

Public Comment on the Erroneous Amendment of a Previous Commission Meeting Minutes

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547

Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.

What we witnessed on Sept 16, was deeply troubling because the action taken was so glaringly in error.

A resident submitted written testimony for a public meeting but was unable to attend and read it aloud. The testimony was acknowledged to be a public record. Yet we witnessed an extraordinary effort to remove any reference to that testimony from the official minutes because it had not been read live.

Must a resident now be physically present or to inconvenience another to speak into a microphone for their effort to participate in local government? Is this now a qualifying event to merit acknowledgment in the meeting minutes?

The minutes of a public meeting should accurately reflect what occurred, including the appropriate documentation of public participation live **or** in writing. Your vote to amend was an attempt to erase acknowledgment that a resident submitted comments. It was an impassioned and biased demand to rewrite the record.

But what made that now infamous proceeding particularly disturbing was that the argument to amend the minutes was directed at the **wrong meeting date**! And, consequently, the Commission proceeded to amend minutes that were already correct as written. I'd spent a little more time on meeting preparation.

Think about that for a moment. A demand to correct meeting minutes resulted in the alteration of the wrong public record. You were fooled. It was sloppy! And if this slop occurs on something this simple, I fear your capacity for deliberations on development and budget decisions.

This is not a trivial clerical matter. I know the Clerk takes great care in minutes prep and the accuracy of the information presented to Commissioners. Your unwillingness to pause and verify the facts before acting impetuously was shameful.

Meeting minutes are not personal documents to be revised according to individual preferences. They are an essential historical record. Their accuracy matters and so does the process used to approve them.

Establish clear, consistent published standards for adjudicating written public comments so residents understand how their submissions will be handled.

Mistakes can happen. What matters is whether we recognize them, correct them transparently, apologize to those affected, and learn from them.

Resist blatant erroneous decision making before confirming the facts.

Thank you.