



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday, January 07, 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

6:35 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

Commissioner O'Rourke led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to move item number 9 to the beginning of the New Business section made by Vice Mayor Hensley, seconded by Commissioner Thomas. Voting Aye; All.

Commissioner Thomas requested that item number 4 be pulled from the Consent Agenda for discussion.

Motion to approve the agenda as amended made by Commissioner Thomas, seconded by Commissioner Linden. Voting Aye; All.

SPECIAL PRESENTATION/REPORT: NONE**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.

- Mary Beth Taylor – spoke about reckless scooter and bike riders in Town and would like the Town to address mobility needs and also provided comments via Exhibit E.
- Terron Mercer – announced the first annual pickle ball tournament in Kelsey Place Courts on March 7, 2026 (Exhibit A).
- John Leary – Kelly Steele provided written comments for Mr. Leary (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.

Commissioner Linden pulled item number 3 from the Consent Agenda; Commissioner Thomas pulled item number 4 from the Consent Agenda.

Motion to approve Consent Agenda items 1 and 2 made by Vice Mayor Hensley, Seconded by Commissioner Linden. Voting Aye; All.

1. Regular Commission Meeting Minutes - December 17, 2025.
2. Resolution 01-01-26 – Agreement (First Renewal) – Sunset Celebration Beverage Service – Bonner Mobile Bar.

Items 3 and 4 pulled from Consent for discussion:

3. Resolution 02-01-26 – Agreement (1st Renewal) – Sunset Celebration Portable Restroom Service – Porta Potty To Go.

Commissioner Linden expressed that there might be an ethics concern because the owner of Porta Potty To Go is also on the Planning & Zoning Board. Town Attorney Baird clarified that there is no conflict.

Motion to approve Resolution 02-01-26 made by Commissioner O'Rourke, seconded by Commissioner Linden. Voting Aye; All.

4. Resolution 03-01-26 – Establish Non-Exclusive Franchises & Fees - Compactor Collection Services.

Commissioner Thomas asked about monitoring and regulating the service. Public Works Director explained the application and reporting process. Vice Mayor Hensley suggested the use of an annual decal to show compliance.

Motion to approve Resolution 03-01-26 made by Commissioner Thomas, seconded by Vice Mayor Hensley. Voting Aye; All.

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

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

NEW BUSINESS:

5. Facility Rental Requests - Lake Park Society for the Advancement of Civic Engagement – 1st Mayoral Candidate Forum – Town Hall - Saturday, February 7, 2026 (10:00 AM to 12:00 PM).

Special Events Director Riunite Franks explained the item (Exhibit G). (See item 6 below for discussion and voting.

6. Facility Rental Requests - Lake Park Society for the Advancement of Civic Engagement – 2nd Mayoral Candidate Forum – Town Hall - Saturday, February 28, 2026 (1:00 PM to 3:00 PM).

Special Events Director Riunite Franks explained the item (Exhibit H).

Agenda items 5 and 6 were discussed and voted on together.

The Commission voiced a variety of concerns with the request mainly that the Town is in a tight budget year and could not afford to waive fees and pay for costs. Several Commissioners expressed concern with having this type of event at Town Hall and suggested the applicant search for another venue.

Motion to deny items 5 and 6 made by Commissioner Thomas, seconded by Commissioner Linden. Voting Aye; All.

7. Discussion - Town Manager Annual Performance Evaluation

Mayor Michaud provided an opportunity for the Commission to submit further modifications to the evaluation form. Commissioner Linden stated that he had nothing further to add to the form. Commissioner O'Rourke suggested a section be added for the Town Manager to state what his greatest achievements are and a section for revenue goals. Commissioner Thomas asked if this evaluation tool could be established as the official tool moving forward and if that would need to be done by resolution or ordinance. Town Attorney Baird stated that the tool would not need to be adopted, but only approved by the Commission. Commissioner Thomas asked the Commission to agree to adopt this evaluation tool as the official Town Manager evaluative tool. Commissioner Thomas stated that there are some spelling and grammatical errors that would need to be corrected. Vice Mayor Hensley suggested establishing goals for the Town Manager so there is

something to evaluate him on next year. Mayor Michaud suggested including sections for staff culture and resident culture. Commissioner O'Rourke stated that since the Commission cannot interview staff directly, would it be possible to have staff take a blind survey so that the staff culture could be measured. Town Attorney Baird stated that a survey of staff is contrary to the Town Charter because the Town Manager is in charge of staff per the Town Charter, not the Commission. Mayor Michaud asked the Commission to direct any notes on the evaluation tool to the Town Manager so they can be incorporated. Commissioner Linden suggested doing the evaluation one-on-one with the Town Manager and then bringing the results back as an agenda item. The Commission agreed to this process. Mayor Michaud stated that the final copy of the evaluation with all corrections and modifications made will need to be placed on the next agenda for January 21, 2026 for final approval.

8. Presentation - Town of Lake Park Marina P3 Quarterly Report - Forest Development
Item number 8 and 9 were pulled from the agenda. Town Attorney Baird explained that due to pending legal actions from Forest Development, the Town was not able to discuss this topic or take any action regarding the Comprehensive Agreement.
Mayor Michaud stated that public comments on this topic would still be heard.
9. Update, Discussion & Direction - Town of Lake Park Marina P3 Project.

Public Comment:

- Amanda Tice and son Lucas (10-yrs old) spoke about how important the Marina is to them.
- Claudia Wendel spoke about her proximity to the Marina and the relocation of the boat ramp causing concerns with noise and storm surge issues.
- Katia Zhestkova provided comments via Exhibit C.
- Sue LaFontaine provided comments via Exhibit D.
- Kervens Jean Baptiste spoke about the Marina deal not being good for Lake Park residents.
- Bonnie Hammer spoke about the Mayor's newsletter not being transparent enough.

- Ramona Schultz spoke about the contract with Forest Development being a bad deal for the Town.
- Kelly Steele spoke about accountability with the P3 meetings that were not recorded and about the process of how Forest Development was chosen for the project.
- Linda Bollbach asked the Commission to do the right thing for Lake Park.
- Michael Steinhauer provided comments via Exhibit F.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird spoke about the potential need for a private attorney-client meeting regarding the P3 litigation, which, would be attended by a court reporter, who would transcribe the meeting and once the litigation is complete, the transcription could be released to the public. He advised that he will be submitting an amendment that will allow for an increase in pay for other litigators in his firm since they are better litigators than himself. Town Attorney Baird stated that he is requesting that they move to authorize the Town Attorney and Town Manager to notice a private attorney client session in the event it is deemed appropriate for the next meeting.

Motion to approve said authorization made by Vice Mayor Hensley, seconded by Commissioner Linden. Voting Aye; All.

-Town Manager Reade spoke about the passing of a colleague. He announced the following events; MLK Family Night Out, January 16th 6pm to 9pm, Sunset Celebration January 30th 6-9pm.

-Commissioner O'Rourke explained that he would appreciate the public and the Commission having a better relationship.

-Commissioner Thomas thanked Amanda Tice and her son for attending tonight so that our youth can learn to be engaged. She also spoke about the achievements of family members.

-Commissioner Linden also spoke about being judged by the court of public opinion and that it is disappointing that the public is only receiving one side of the story and not the other.

-Vice Mayor Hensley asked the public to be less threatening and more polite when addressing him and to know their facts.

-Mayor Michaud re-stated to Mr. Steinhauer to consider using virtual space for their upcoming Mayoral event. He stated to the residents that “we are listening”. He stated that it was never the intention to sell the Marina, but only to revitalize the Marina. He invited the public to attend the upcoming “Morning with the Mayor” and to come and speak.

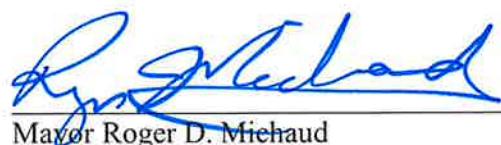
ADJOURNMENT:

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

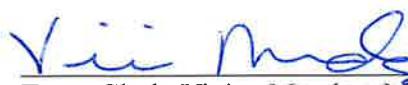
Voting Aye; All.

Meeting adjourned 9:08 p.m.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on January 21, 2026.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 21 of January, 2026

Exhibit A



Men's Doubles

Women's Doubles

Mixed Doubles

3.0/3.5/4.0+



March 7th 2026

Kelsey Place Courts

Exhibit A

DONATE



Where Champions are Made

The Kelsey Cup March 7, 2026

Donation Wishlist

- New Benches
- New Court Screens
- Court Repairs
- Court Lighting
- New Trash Cans
- Blowers for wet court
- Court rollers



rom: John Leary <jlearylhtn@gmail.com>

Date: Wed, Jan 7, 2026 at 12:32PM

Subject: Support for town manager

To: Roger Michaud <RMichaud@lakeparkflorida.gov>, Michael Hensley <mhensley@lakeparkflorida.gov>, Judith

Thomas <jthomas@lakeparkflorida.gov>, <jlinden@lakeparkflorida.gov>, <morourke@lakeparkflorida.gov>

Cc: Richard Reade <rreade@lakeparkflorida.gov>

Exhibit B

Mr Mayor & Commissioners,

Recent news accounts involving Forest Development and its litigation against the town are very disturbing. Even more disturbing are inferences made by Forest maligning the character and professional competence of Town Manager Richard Reade. Furthermore, I'm more aggrieved by a rumor I heard today, suggesting that at least one commissioner is lobbying to oust Mr. Reade. I truly hope that rumor is unfounded. But if it is true, I must voice my opposition to it.

Despite his short tenure, Mr. Reade has been highly responsive to the needs of the existing Lake Shore Drive neighborhood. Frankly, he has been a breath of fresh air when compared to the disingenuousness and double dealing of his predecessor. I'll give you one example: at a public hearing, I raised the possibility of sunshine law violations. I was vilified by the former Town Manager for raising the issue. But we now know violations of the sunshine law have occurred. It's been widely reported. I could give you a dozen other examples involving that individual, but one will suffice. Who is Mr. Reade looking out for? I believe he's looking out for all of us.

When our association was in need of temporary parking during our repaving operations, Mr. Reade helped us coordinate with city departments and the Sheriff's Office to solve our problem. Back in December, we held an on-premises meeting between our residents, the mayor, the town manager and the new captain of the Sheriff's Office. Mr. Reade was fully engaged with our residents. He not only informed us, but also provided quick followup after the meeting from municipal department heads. As I stated at the meeting, Mr. Reade is a person of integrity, and I truly believe it.

Having been personally involved in litigation as head of our condominium association and as a business owner for 30+ years, I know lawyers can and do make outrageous allegations against opponents in court filings; and they do so without fear of retribution. Truth is not their goal; all that matters is the outcome for their client. It's why most of us hate lawyers!

Our neighborhood is a beneficiary of the improvements made at 220 Lake Shore Drive. But increasingly, I come to believe that Forest has not been a good neighbor. As is now well known, the concessions made to Forest for the P3 project were well below market rates and don't run with the land. Based on my own experience, that's unheard of. Years ago, on a private development project, I was committed to a 99 year ground lease with increasing annual payments over the life of the ground lease. That ground lease was with Lincoln National Life, a sophisticated realty player. As such, it's surprising that P3 payments terminate in the near term. Is it unreasonable for residents to expect more equitable terms from Forest? It seems to me Mr. Reade is being attacked because he's looking out for the interests of all of us. Forest needs to pay up!

Forest has had its way in this town for a number of years. But rather than have gratitude for what they've

succeeded in doing, they now attack our Town Manager. It's time for the Commission to rally around Mr Reade and vigorously pursue a better deal for the town. Better financial terms; certainly. Permanent public space; how could any public official expect less?

I'm a pro-development guy. I'm delighted when a person takes a risk and succeeds. Forest's success should be applauded. But, Forest's attacks against our town manager are unwarranted. Forest is to blame for it's problem, not Mr. Reade. Mr. Reade is looking at things differently than his predecessor did. His are new eyes, with a new perspective; and we all expect a different outcome. It's time for the commission to distance itself from Forest; and get the best deal possible for our Town.

John

By the way, I will be forwarding this message to the residents of 501 Lake Shore and to our neighbors along Lake Shore Drive.

John Leary

501 Lake Shore Drive #406

Lake Park, FL 33403

Cell: 508-726-3437

Exhibit C

Written Testimony for the Lake Park, FL Commission

FOR THE PUBLIC RECORD January 7, 2026

Katia Zhestkova, 1018 7th Street Lake Park. 513-703-1650 ekaterinaz@hotmail.com

Mr. Mayor and Commissioners:

The Sunshine Law violations uncovered recently are not minor mistakes. They are not technical errors. According to the Town Attorney's own memorandum, these violations occurred during the most critical phase of the Marina P3 process — the selection of the private partner and the negotiation of the Comprehensive Agreement — and they **are not curable**.

That means this Commission is not facing a policy choice tonight. You are facing a **moral and legal reckoning**.

Three commissioners made decisions that placed the Town of Lake Park into an unlawful process — O'Rourke, Commissioner Linden, and Mayor Michaud. We hope that they are ready to do a right thing now.

And that means this Commission has a responsibility to fix what was broken — **here, tonight, in public**.

Residents were excluded from the most consequential moment of this P3: the closing of the deal with the developer. We were told this was transparent. We were told the public interest was protected. But what residents now understand — what we woke up to — is that critical discussions happened outside the sunshine, without public notice, without records, and without accountability.

That is not transparency. That is a **backroom deal**.

Recently, we have heard claims that the Town Manager is “interfering” with this contract. Let me be clear: **what changed is not interference — what changed is awareness**. Residents woke up. We finally understand the scale of what was done behind closed doors, and we are no longer willing to accept it.

When the public is excluded, trust collapses. Promises can be discussed that residents will never hear about. Concessions can be floated that never appear in writing. Decisions can be shaped in silence. And now, because this process was not conducted lawfully, **we will never know what was promised or what was traded away** — not because residents were indifferent, but because there is no lawful public record.

Do not insult the intelligence of this community by blaming missing records on technical problems. Florida's Sunshine Law exists to prevent exactly this kind of convenient silence.

Residents were further stunned when a new independent valuation was recently presented.

That valuation shows that under the current Comprehensive Agreement, **the total present value to the Town is approximately \$4.1 million**. But under market-based baseline terms, this same project could generate **between \$1.29 million and \$1.64 million every single year** — before escalations.

This is exactly what happens when deals are negotiated behind closed doors instead of in the open, where residents can see, question, and protect their interests.

There is also a question of leadership that cannot be avoided.

One of the current members of this Commission, Mr. O'Rourke, was the Mayor of Lake Park when these Sunshine Law violations occurred. The mayor is the highest elected official in this Town. Mr. O'Rourke is also a lawyer. These violations happened under his leadership. For many residents, that raises a painful question about accountability and trust. We respectfully ask Mr. O'Rourke to resign.

Commissioners, residents are fed up with law-breaking communications. We are fed up with secrecy. **We woke up — and we are demanding justice and the rule of law.**

You have the authority — and the responsibility — to **act tonight**. Void this agreement. Start over in the open. Bring the public back into the room.

The residents of Lake Park are watching. And we are done being shut out.

Exhibit D

Town

For Jan 7, 2026 Lake Park Commission meeting.

Good evening. I am Sue LaFontaine, 26 year Lake Park Homeowner.

I ask that you request the State Attorney General to file an action against the Town for its obvious Sunshine Law violations during the process of selecting Forest Development to be our Marina P-3 partner. Even if the videos of the five missing private meetings were found, there is still the glaring difference between (1) the substantive 58-minute private commission discussion on Oct 13, when "the commission consensus was to select Forest" and (2) the six-minute public commission meeting that immediately followed, where there was only a unanimous vote, but No Public discussion documented as to WHY Forest Development was chosen over Creative Choice Group to be our P-3 partner.

How could a six-minute public meeting possibly come close to being an "full and open" meeting compared to the previous 58-minute private one? Also, there's no documentation in those minutes that any public comment was solicited. Other meeting minutes state at the very least "Public Comment: None", but that's not the case in the 10/13/21 public meeting minutes.

Below are screenshots of the 10/13/21 minutes, documenting 58-minute private vs six-minute public discussion at the Commission meetings and content of the six-minute public discussion:

The Town Commission met for the purpose of a Special Call Commission Private Session immediately followed by a Special Call Commission Meeting on Wednesday, October 13, 2021 at 6:04 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners John Linden and Roger Michaud, Town Manager John D'Agostino, and Town Clerk Vivian Mendez. Commissioner Erin Flaherty and Town Attorney Thomas Baird were absent.

Town Clerk Mendez performed the roll call and Commissioner Michaud led the pledge of allegiance.

PRIVATE MEETING TO DISCUSS UNSOLICITED PROPOSALS.

The Commission recessed at 6:07 p.m. and reconvened at 7:05 p.m.

Motion: Commissioner Linden moved to select Force Development as the Town of Lake Park's Private Partner in the redevelopment of the Lake Park Harbor Marina and 1) the Marina would be a public benefit to our community and 2) Wellness would be part of the P3 process and Creative Choice will have first choice to move forward with that component of the P3 project; Commissioner Michaud seconded the motion.

Vice-Mayor Glas-Castro commented on how well thought out both proposal were. They would both be great partners for the Town. The Commission united in this very difficult decision. She hoped that this does not scare Creative Choice away because the Commission would be looking to work with them in the interest of the community.

Commissioner Michaud explained that both sides were well represented as he vacillated with this decision. He felt the Commission made the right decision collectively. He looked forward to working with them as we move the Town along to fulfill the vision.

Commissioner Linden stated that this was one of the most difficult decisions he has made as a Commissioner.

Mayor O'Rourke hoped that Creative Choice would be part of the community by including wellness to the project was a positive aspect of the presentation. He supported Forest Development moving the Town forward and thanked both companies for being part of this process. He hoped to work with both in the future.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty			Absent
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 4-0.

ADJOURNMENT

There being no further business to come before the Commission and by unanimous vote, the meeting adjourned at 7:11 p.m.

Exhibit E

HAPPY NEW YEAR, 2026

January 7, 2026

Mary Taylor, 209 Park Ave

COMMENTS

I'd like to take this opportunity to thank everyone for being here this evening. I love New Years, and this one has already brought changes to Lake Park. We have hundreds of new residents at the Nautilus. WELCOME, I hope you love your new home as much as the people that are here tonight supporting Lake Park.

Another noticeable change in town since Christmas are the increased number of motorized scooters, bikes, what looks like skateboards, and other interesting types of motorized people movers. They are fast, and I'm sure they are fun for ALL ages. Especially the Evel Knievel wannabes. He's been dead since 2007 but his spirit lives on in the young daredevils of Lake Park. The stunts, are impressive, gravity defying, heart stopping feats of courage and agility....But I don't believe they belong on the center line of Park Ave. or on the side streets of Lake Park. The more cautious, riders use the sidewalks, competing with the shiny, tiny, some motorized, bikes of young children, usually followed by a responsible adult mom or dad. These family parades travel on sidewalks, until they encounter a car parked across the sidewalk, then they must hit the street into traffic. At the same time and place, pedestrians and dog walkers and the slower moving handicapped are often forced off of the sidewalk. It's 2026, time to address our mobility needs. Taxpayers payed for a Mobility Plan, and A Road Diet Plan years ago, without money to implement them. *There is a simple, low cost solution.* I'm out of time, but I'll run it by you next time.¹

Good Evening Everyone,

As many of you know, I am a former LP Commissioner, and I am greatly saddened by the accusations that are being directed at the town and the former commissioners for having violated the Sunshine Law.

I stand here to say “I believe there was never any *intention* to violate the Sunshine Law.

But, lack of intention doesn't matter. The Sunshine Law is **No-Fault**. It doesn't matter if the violation was done intentionally or by mistake, or by equipment failure.

The result is still the same in that the residents and the public have no way of knowing how the decision to choose Forest was made.

If I were still a Commissioner, I would stand up and say “Commissioners **did not intend** to violate the Sunshine Law. It was not the Commissioner's fault.

BUT I would repudiate the agreement!

I would **not** continue to negotiate an agreement that I know was made in violation of the law. If I continued negotiating I would be condoning and perpetuating a violation of The Sunshine Law. If I knowingly continued, I would expose myself to criminal penalties.... And I would have **NO** Defense, for violating the oath I took as a Commissioner. Thank you very much. **I** think you know how much I care about You and this Town.

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Exhibit F

Testimony Before Lake Park, FL Commission 1/07/2026:

Public Comment on Considering Terminating the P3 Marina Project

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

I've carefully reflected on the Marina matter and on what we now know about multiple violations of the Sunshine Laws in the selection of the developer. I understand that this charges you with important decisions, with legal, political, and financial pressures.

But tonight's decisions themselves, to terminate the current project at the Marina, and publicly accept that there were violations, no matter what the reason or excuses, do not have to be as complex as it may feel. It depends on what you wish to believe.

If you believe the law witnessed multiple violations, then the process was flawed and the activities are now indefensible. If you believe the developer cannot or will not work transparently with the town and its residents to create a meaningful Comprehensive Agreement, as outlined in the Baird memo of October 3rd, then the relationship is unworkable. And if individual Commissioners serving today allow an unlawfully obtained agreement to stand, then you best believe you are also now liable for that wrongdoing.

Those are not political considerations. They are ethical and legal ones. We elect you not only to manage projects, but to uphold the standards of lawful and ethical governance. Integrity is what preserves trust between residents and their government.

Moments like this define electable leadership. When pressure is high and powerful interests are involved, pretending violations didn't happen or it is some technicality, is a poor conclusion. But this is precisely when clarity, then courage matters most.

Lake Park residents are watching what you decide tonight, person by person. We are looking for sincerity, accountability, and a willingness to correct past mistakes — even when it may create its own legal challenges. Would you rather face the legal might of the state, ethics commissions, and voting residents, or from a developer now impotent?

I believe this Commission and our Town Manager understand that responsibility.

If you communicated with Forest representatives since the lawsuit was filed over the holiday, you best claim public notice. You must choose the path that protects the town, honors the law, and respects the residents you serve. Follow the path of your attorney. That is the smart decision that truly serves the public good and may protect you from further unpleasant consequences. Tonight, end P3 and admit violations occurred. It is the only path to redemption. Thank you for your service.



Exhibit G

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 7, 2026

Originating Department: Special Events

Agenda Title: Facility Rental Requests - Lake Park Society for the Advancement of Civic Engagement – 1st Mayoral Candidate Forum – Town Hall - Saturday, February 7, 2026 (10:00 AM to 12:00 PM)

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

Cost of Item: \$270.00 **Funding Source:** General Fund Revenues
Account Number: _____ **Finance Signature:** Barbara A. Gould

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

Attachments: Lake Park Society for the Advancement of Civic Engagement Mayoral Candidate Forum Facility Rental Documents

Please initial one:
X Yes I have notified everyone
Not applicable in this case

Summary Explanation/Background:

On Friday, December 19, 2025, the Special Events Department received a Facility Rental Application from Michael Steinhauer, on behalf of the Lake Park Society for the Advancement of Civic Engagement. The organization is proposing a Mayoral Candidate Forum to be held in the Town Hall Mirror Ballroom on Saturday, February 7, 2026, from 10:00 AM – 12:00 PM. This will be the first of two forums scheduled ahead of the Town's mayoral election that will be held on Tuesday, March 10, 2026.

As a non-profit, the organization receives three (3) free facility rentals per year. However, they are still responsible for the refundable security deposit, staff fee and restroom cleaning fee.

At this time, the event organizers would like the Town to approve the following facility rental requests, which cannot be granted administratively:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
Staff Fee One employee from the Public Works Department will be needed onsite during the event.	One employee at \$40.00 Per Hour for 3 Hours	\$120.00 (Direct Cost)
Restroom Cleaning Additional restroom cleaning for the restrooms located in Town Hall.	\$150.00 (Flat Rate)	\$150.00 (Direct Cost)
Refundable Security Deposit The Town requires a \$500.00 refundable security deposit fee for any special event held in the Mirror Ballroom. This will only become a direct cost if the Town has to use funds to cover any damages done to the rental facility during the event.	\$500.00 (Flat Rate)	\$500.00 (Indirect Cost)
<u>TOTAL DIRECT COST REQUESTED: \$270.00</u>		

Recommended Motion:

The Town Commission is requested to provide consideration and direction on the proposed facility rental requests from the Lake Park Society for the Advancement for Civic Engagement for the 1st Mayoral Candidate Forum in Town Hall on Saturday, February 7, 2026 (10:00 AM to 12:00 PM).



Exhibit H

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 7, 2026

Originating Department: Special Events

Agenda Title: Facility Rental Requests - Lake Park Society for the Advancement of Civic Engagement – 2nd Mayoral Candidate Forum – Town Hall - Saturday, February 28, 2026 (1:00 PM to 3:00 PM)

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

Cost of Item: \$270.00 **Funding Source:** General Fund Revenues
Account Number: _____ **Finance Signature:** Barbara A. Gould

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

Attachments: Lake Park Society for the Advancement of Civic Engagement 2nd Mayoral Candidate Forum Facility Rental Documents

Please initial one:

Yes I have notified everyone

Not applicable in this case

Summary Explanation/Background:

On Friday, December 19, 2025, the Special Events Department received a Facility Rental Application from Michael Steinhauer, on behalf of the Lake Park Society for the Advancement of Civic Engagement. The organization is proposing a Mayoral Candidate Forum to be held in the Town Hall Mirror Ballroom on Saturday, February 28, 2026, from 1:00 PM – 3:00 PM. This will be the second forum scheduled ahead of the Town's mayoral election that will be held on Tuesday, March 10, 2026.

As a non-profit, the organization receives three (3) free facility rentals per year. However, they are still responsible for the refundable security deposit, staff fee and restroom cleaning fee.

At this time, the event organizers would like the Town to approve the following facility rental requests, which cannot be granted administratively:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
Staff Fee One (1) employee from the Public Works Department will be needed onsite during the event.	One employee at \$40.00 Per Hour for 3 Hours	\$120.00 (Direct Cost)

Restroom Cleaning Additional restroom cleaning for the restrooms located in Town Hall.	\$150.00 (Flat Rate)	\$150.00 (Direct Cost)
Refundable Security Deposit The Town requires a \$500.00 refundable security deposit fee for any special event held in the Mirror Ballroom. This will only become a direct cost if the Town has to use funds to cover any damages done to the rental facility during the event.	\$500.00 (Flat Rate)	\$500.00 (Indirect Cost)
<u>TOTAL DIRECT COST REQUESTED: \$270.00</u>		

Recommended Motion:

The Town Commission is requested to provide consideration and direction on the proposed facility rental requests from the Lake Park Society for the Advancement for Civic Engagement for a 2nd Mayoral Candidate Forum in Town Hall on Saturday, February 28, 2026 (1:00 PM to 3:00 PM).

MEETING DATE Jan 7/26

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:

AT

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

Mobility

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 1/7/2026

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

Name: TERRON MERCER
Address: 220 LAKESHORE DRIVE #1102
LAKE PARK FLORIDA

If you are interested in receiving Town information through Email, please provide your E-mail address: Td.MERCER.64@gmail.com

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

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 1/7/26

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

Name: John Leary (read by Kelly Steele)
Address: 501 Lake Shore DR. #406

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

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

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

Support for Town Manager
Richard Readle

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 1/7/26

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

Name: Amanda Tice
Address: 705 Laurel Dr. Calke Park

If you are interested in receiving Town information through Email, please provide
your E-mail address: AMANDASHAYE@LIVE.COM

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

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

Lake Park Marine

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 1/7/26

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

Name: CLAUDIA WENDEL OR Jackie Tyre
Address: 301 LAKE SHORE DR.

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

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

New Boat Ramp Location = Close to 301 Building
Concern: Noise and Hurricane Surge close to the Buildings

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 1/6/26

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

Name: ART & DEBI NEWPHER
Address: 428 Hawthorne DR RR, FT. 33403
428

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

Tiggespal2000@yahoo.com

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

We oppose the sale of the marina & surrounding property for \$750,000

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.

Non Speaker

MEETING DATE 1/1/2026

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

Name: Katja Zhestkova
Address: 1018 7th Street Lance Park

If you are interested in receiving Town information through Email, please provide
your E-mail address: ekaterina.z@mail.com

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

Marinor

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 1-7-26

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

Name: Susan LaFontaine
Address: 545 Evergreen Dr

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:

13

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 1/7/26

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

Name: Kervens Jean Baptiste
Address: 592 N Redwood St or Lake Park

If you are interested in receiving Town information through Email, please provide
your E-mail address: Kbaptiste592@gmail.com

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

#8 on Lake Park Marina

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 1/7/26

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

Name: Bonnie Hammer
Address: 391 Hawthorne Dr

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:

status of P3 contract w/ FD

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

transparency

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 1/7/2026

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

Name: RAMONA SCFUTZ

Address: 301 LAKE SOL DRIVE LAKE 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:

#9 LAKE PARK MADINA P3

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 1/7/24

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

Name: Kelly Stelle

Address: 301 Lake Shore Dr. unit 209 Lake Park, FL 33403

If you are interested in receiving Town information through Email, please provide your E-mail address: Kelly@LakeParkLiving.com

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

D-3 Project

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

0/07/26

Cards must be submitted before the item is discussed!!

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

Name: Linda Bollbach

Address: 723 magnolia dr

If you are interested in receiving Town information through Email, please provide
your E-mail address: genedonison@bellsouth.net

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

Code enforcement

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

Mariing

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

Jan 7, 26

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:

Snowline Races

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

1/1/26

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***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: ~~pipestone199120@gmail~~

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

P-3

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.