



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday July 15, 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
Laura Weidgans	—	Deputy 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

6:31 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke (arrived 6:33pm)

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the agenda as it stands made by Vice Mayor Hensley. Seconded by Commission Linden.

Voting Aye; All.

SPECIAL PRESENTATION/REPORT:

1. Presentation - Palm Beach County Property Appraiser Dorothy Jacks.

Palm Beach County Property Appraiser Ms. Dorothy Jacks provided a presentation (Exhibit A). Commissioner Linden asked how this would affect the businesses in Town. Ms. Jacks explained that if millage rates are increased to offset the losses in property taxes, it would affect everyone, including businesses. Commissioner Thomas asked how often the Property Appraisers re-assess the value of homes. Ms. Jacks explained that market value levels are studied every year and she explained the difference between market value and assessed value and that taxes are paid on the assessed value. Commissioner Thomas spoke about gentrification to the area and asked how the Town of Lake Park can maintain affordable home values. Ms. Jacks stated that she is unsure how to stop that. Commissioner O'Rourke thanked Ms. Jacks for her public service and asked if the property value increase is attributed to the new Nautilus development. Ms. Jacks confirmed that to be correct. Commissioner O'Rourke stated that he is concerned with the value of property within the Town's CRA. Ms. Jacks stated that she could obtain the numbers on the CRA and provide that to the Commission.

2. Presentation & Direction - Urban County Qualification Process - Palm Beach County Housing & Economic Development (HED).

Ms. Alessandra Tasca, Director of Strategic Planning, provided a presentation (Exhibit B). She explained that the Town's participation in the Urban County Program Jurisdiction is up for renewal, which is done every three years. Ms. Tasca also stated that the County Commission on Affordable Housing holds a monthly meeting for anyone wishing to attend. Commissioner Thomas asked about individuals who are currently on a wait list for affordable housing and would those individuals need to re-apply or would they remain on the waitlist. Ms. Tasca stated that since there are several different programs with varying funds, she would like to provide the information in writing in regards to which programs are open and which are not. She stated that

she does not imagine that people would be required to continually re-apply unless it was a different program. Commissioner Thomas asked if there was a way for the Town to apply for funds as a whole to ensure there is a pot of money designated to our community. Ms. Tasca stated that the funds allocated for the Town of Lake Park are specifically for capital improvement projects. She also stated that as opportunities for funding come up, the Town staff would be notified.

Motion to renew the urban County Program made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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.

-Katia Zhestkova spoke about bullying on the dais and spoke in support of Town Manager Reade.

-Steen Erickson from Palm Beach County Fire Rescue and Honor Guard provided a gift of flag spreaders for the Commission Chamber.

-Michael Steinhauer provided comments via Exhibit C.

-Mary Taylor provided comments via Exhibit D.

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.

Vice Mayor Hensley requested to pull item 5 for discussion.

Commissioner Linden requested to pull items 4 and 6 for discussion.

Motion made to approve remaining consent agenda item number 3 by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

3. Regular Commission Meeting Minutes - July 1, 2026

The following items 4 through 6 have been pulled from the consent agenda for discussion:

4. Emergency Equipment Repair - Town Hall A/C Chiller System - Carrier Corporation - \$19,233.

Commissioner Linden expressed concerns with already being under contract with Johnson Controls. Public Works Director Jaime Morales stated that this repair goes beyond the scope of the contract and they were allowed to proceed due to the emergency nature of the repair. Commissioner Linden asked how long it took to be repaired. Public Works Director Morales explained the process involved in the decision and that Town Manager Reade had agreed with the urgent need for the repair. Commissioner Linden asked if Johnson Controls was asked to look at it. Public Works Director Morales stated that Johnson Controls only monitors the system, they no longer maintain the system, based on the contract.

Town Manager Reade provided clarification regarding the Johnson Controls contract.

Vice Mayor Hensley asked why the item is on the agenda if it has already been approved. Town Manager Reade explained that the item is coming before them because the amount is over his spending limit and for transparency purposes.

Motion to approve emergency equipment repair made by Vice Mayor Hensley. Seconded by Commissioner Thomas.

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

Voting Nay: Commissioner Linden.

5. Emergency Equipment Repair – PBSO Building A/C System - Nova Air Conditioning, Inc. - \$6,597.02

Vice Mayor Hensley apologized to PBSO for being without Air Conditioning.

Motion to approve emergency repair made by Vice Mayor Hensley. Seconded by Commissioner Thomas.

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

Voting Nay: Commissioner Linden.

6. Resolution 56-07-26 – Special Category Grant Amendment (6-Month Time Extension - December 31, 2026) - Florida Department of State - Division of Historical Resources - Evergreen House Preservation Improvements Project.

Commissioner Linden asked who decided that the Evergreen House needed repairs. Public Works Director Morales stated that an assessment was made and the Commission decided to move forward with repairs. He added that the assessment was requested prior to him starting with the Town. Public Works Director Morales provided a written explanation (Exhibit E). Commissioner Linden spoke about payment that was supposed to be made in April. Public Works Director Morales stated that the payment had been made, and he had received an email confirmation of the payment. Commissioner Linden spoke about the Historical Society not having full use of the building and spoke about some funds that one of the society members contributed. Town Manager Reade apologized for delays with the Evergreen house and explained that as soon as the historical society moved out of the building, they went out for constructions bids. He stated that the cost of construction is more than what we have available and they will have to figure out where the additional funds will come from. Public Works Director Morales explained some of the options to move forward with the funds that are available. Commissioner O'Rourke asked why we haven't started looking for additional funding sources yet. Public Works Director Morales explained that because it's a historical property, they can't get more grant funds until the original grant is used and the work is done. Commissioner Thomas stated she was concerned that the grant extension will increase the costs. Public Works Director Morales explained they will do whatever they can with the funds they have and then close the grant and then apply for another grant to complete the work. Vice Mayor Hensley stated that we cannot put any of this cost on residents through taxes and asked what happens if we don't get the additional grant funds. Mayor Michaud stated that the burden will not be placed on taxpayers and the project would cease. Public Works Director Morales

stated that a good strategy would be to complete the interior and the Americans with Disabilities Act (ADA) compliance first.

Motion to approve resolution 56-07-26 made by Vice Mayor Hensley. Seconded by Commissioner Thomas. Commissioner Linden wanted to know how reporting will be changed so that this doesn't happen again. Town Manager Reade stated that he will work with staff on providing updates.

Voting Aye: All

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

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

NEW BUSINESS:

7. Establish Tentative FY 2026-2027 Millage Rate (Operating) & Restate the Date, Time and Location of the 1st and 2nd Final Millage Rate & Budget Public Hearings.

Finance Director Barbara Gould explained the item and stated that they will provide updates as they are received. Town Manager Reade stated they are proposing the same millage rate of 5.1 mils.

Motion to establish tentative FY 2026-2027 Millage Rate at 5.1 mils (Operating) & Restate the Date, Time and Location of the 1st and 2nd Final Millage Rate & Budget Public Hearings made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Voting aye: All.

Motion to set the date, time and location of first millage rate budget public hearing for Tuesday September 8th at 6:30pm and 2nd and final millage rate budget public hearing for Wednesday September 16th at 6:30pm made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Voting aye: All.

8. Town Commission Priorities - FY 2027 Budget.

Mayor Michaud would like time to look this item over and bring back on the very next agenda. Vice Mayor Hensley requested a quick summary. Commissioner Thomas stated that she already

submitted hers and requested it be given back to her. Town Manager Reade provided a quick overview of all the items on the list (Exhibit F).

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated there were some applications in-house related to the downtown and marina that he has been assisting staff with and the Quasi-Judicial Hearings that would take place at some point, he would not be able to represent the Commission because he has been assisting staff.

-Town Manager Reade stated they are moving forward with the marina pump-out system item. He also spoke about staff doing an analysis of fleet management costs to provide to the Commission. He mentioned House Bill 1329 requirements beginning January 2027 requiring municipalities to have software that allows the posting of budgets online and they will be budgeting for those costs. He is currently working on updating the mobility plan and impact fees to support future costs and impacts. He thanked the Commission for the extra day off for Fourth of July. He announced Sunset Celebration on July 31st. He also mentioned a proposed settlement email that he had sent out to the Commission.

-Commissioner O'Rourke spoke highly of the country of Peru, where he had recently visited. He expressed concern with actions of Commissioners being potentially inappropriate.

-Commissioner Thomas asked when the Back-to-School Extravaganza is taking place and she wanted to make sure the public was aware. She also spoke about not wanting to attend events that are not Town sponsored. She spoke about her previous comments about Town Manager Reade applying for another job and she addressed some comments that were made that were suggestive as inappropriateness. She also spoke about employees not having a grievance process.

-Commissioner Linden spoke highly of the Mornings with the Mayor meeting. He spoke about tightening up activity on the dais to comply with the sunshine law.

-Vice Mayor Hensley announced a listening session on August 1st.

-Mayor Michaud enjoyed listening to residents at the Mornings with the Mayor meeting.

-Town Manager Reade asked for direction regarding a salary study. The Commission provided consensus to proceed with that.

REQUEST FOR FUTURE AGENDA ITEMS:

Mayor Michaud requested to discuss commission budget priorities on the next agenda.

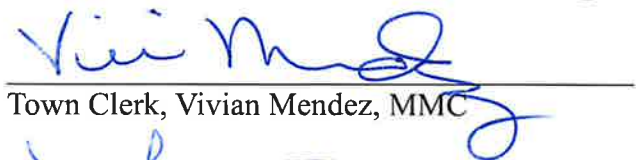
ADJOURNMENT:

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

Meeting Adjourned 9:24pm.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on August 5, 2026.


Mayor Roger D. Michaud


Town Clerk, Vivian Mendez, MMC


Deputy Town Clerk, Laura Weidgans



Approved on this 5 of August, 2026

Exhibit A

July 15, 2026

Town of Lake Park



DOROTHY JACKS

CFA, AAS

Palm Beach County Property Appraiser

Town of Lake Park By The Numbers - 2026

- Market Value - \$2,276,194,837
- Total Taxable Value - \$1,789,835,263
- Net New Construction Taxable - \$419,384,844
- Percent Increase (taxable value) - 38.74%
- Total Parcel Count - 3,373
- Total Tangible Accounts - 771

2026 Town of Lake Park

MARKET VALUE		\$2,276,194,837	100%
Assessment Differential	Reduction		
Save Our Homes Differential	\$198,334,828		8.7%
10% Non-Homestead Assessment Increase Cap	\$101,779,626		4.5%
Agricultural Classification	\$0		
Pollution Control Devices	\$67,691		
Conservation Lands	\$0		
Working Waterfronts	\$0		
SUBTOTAL	\$300,182,145		13.2%
ASSESSED VALUE		\$1,976,012,692	86.8%

2026 Town of Lake Park

ASSESSED VALUE		\$1,976,012,692	86.8%
EXEMPTIONS	REDUCTION		
\$25K Homestead (193.031(1)(a), F.S.)	\$33,462,238		1.5%
Additional \$25K Homestead (193.031(1)(b), F.S.)	\$34,509,260		1.5%
Additional \$25K Homestead Age 65 (196.075, F.S.)	\$550,000		
\$25K Tangible Personal Property	\$4,526,682		0.2%
Governmental Property	\$70,216,338		3.1%
Institutional Property	\$37,246,825		1.6%
Others (Senior, Widow, Widowers, Disability, Historic, and Economic)	\$5,666,086		0.2%
SUBTOTAL	\$186,177,4		8.2%

Overview of the 2026 Property Tax Amendment

- \$150,000 exemption starting Jan 1, 2027
- \$250,000 exemption starting Jan 1, 2028
- Indexed to inflation beginning 2029.
- First \$25,000 applies to all taxing authorities including schools; remaining portion applies to non-school levies.
- New residents (starting Jan 1, 2027) receive \$25,000 school and \$50,000 non-school exemption for first 5 years.
- Non-homestead assessment cap lowered from 10% to 5% (non-school)

Town of Lake Park Homestead Property Counts

2025 TOTAL NUMBER OF PARCELS	2025 TOTAL RESIDENTIAL PARCELS	2025 TOTAL NUMBER OF HOMESTEADS	2025 TOTAL ASSESSED VALUE LESS THAN $\leq$ \$50K	HOMESTEAD PROPERTIES WITH ASSESSED VALUE LESS THAN $\leq$ \$150K	HOMESTEAD PROPERTIES WITH ASSESSED VALUE LESS THAN $\leq$ TO \$250K
3,038	2,212	1,362	15	651	1,064

***Based on 2025 Tax Roll**

Town of Lake Park Exemption Revenue Loss

2025 TOTAL TAXES LEVIED	2025 EXEMPTION REVENUE LOSS	POTENTIAL \$150K TOTAL EXEMPTION REVENUE LOSS	POTENTIAL \$250K TOTAL EXEMPTION REVENUE LOSS	\$250K LOSS AS A % OF TOTAL TAXES
\$6,579,432	(\$381,621)	(\$902,251)	(\$1,137,850)	-17%

***Based on 2025 Tax Roll**

Overview of the 2026 Property Tax Amendment

- Goes before the voters on November 3, 2026
- Must pass by 60%
- Taxpayers would not need to re-apply for Homestead Exemption
- Effective January 1, 2027, if approved



Thank You!



DOROTHY JACKS

CFA, AAS

Palm Beach County Property Appraiser

561.355.3230 www.pbcpao.gov

Exhibit B

Department of Housing & Economic Development (HED)

Lake Park Town Commission Meeting

July 15, 2026



PBC HED

The Department
of Housing and
Urban
Development
(HUD) Urban
County
Requalification

Urban County Program Overview

- **HUD Urban County Structure** — Palm Beach County receives CDBG entitlement funds on behalf of participating municipalities.
- **Municipal Eligibility** — Cities under 50,000 population cannot qualify for CDBG entitlement status independently.
- **Regional Inclusion** — Participation ensures your community is represented in countywide housing and economic development planning.
- **Access to Federal Programs** — Provides a pathway to participate in federal housing and community development initiatives.

PBC HED

The Department
of Housing and
Urban
Development
(HUD) Urban
County
Requalification

Why has the Municipality Participated in the Urban County Program

- **HUD Formula Factors** — Allocation is based on population, poverty levels, and housing overcrowding.
- **Countywide Participation** — 32 of the 39 other municipalities participate. The remaining 7 qualify to receive their funding directly.
- **Continued Eligibility** — Participation keeps the municipality eligible each year despite formula outcomes.

PBC HED

The Department of Housing and Urban Development (HUD) Urban County Requalification

Benefits of Remaining in the Urban County

- **Annual CDBG Grant Allocation** — Municipality receives an annual formula-based local entitlement grant for capital projects.
- **Administrative Support** — County manages environmental reviews, procurement, labor compliance, and HUD reporting.
- **Housing Technical Assistance** — Access to rehab program support, inspections, and compliance guidance.
- **Alignment with Housing Strategies** — Local needs included in countywide affordable housing and neighborhood revitalization plans.
- **Future Funding Positioning** — Maintains eligibility and readiness for future CDBG opportunities.

***Testimony Before Lake Park, FL Commission 7/15/2026 Public Comment on Pre-scripted
Testimonies Supporting Forest Development -- Michael Steinhauer, 435 Greenbriar Dr.
pipestone1992@gmail.com 608-332-5547 Private Resident / Lake Park Society for the
Advancement of Civic Engagement***

Mayor and Commissioners,

I want to address a troubling pattern that I have observed during recent public comment periods and that has been validated by others.

Over a few meetings, several speakers supporting Forest Development have delivered testimony that is nearly identical — not just in opinion, but in wording, structure, and even specific phrases. It has become increasingly apparent that these comments are not independently prepared statements, but rather a script that has been written in advance and distributed to supporters.

Certainly, every resident has the right to endorse or oppose a project. I respect that right completely. What concerns me is when public testimony becomes mass-produced advocacy instead of genuine individual subjective participation.

One purpose of public comments before you are to encourage authentic thoughts, experiences, and concerns of residents. When the same prepared language is repeated a few times, it creates the illusion of broad, independent support when the commission *really* is hearing a message orchestrated and staged. That's dishonest and unethical.

And, it does not strengthen public discourse; it weakens it. It discourages critical thinking and reduces citizens to repetitive parrot-like talking points rather than speaking in their own voices.

I am not asking this commission to limit anyone's speech. I am asking that we recognize the difference between organic public input and arranged conspiratory testimony. The quality of our decision-making depends on hearing a diversity of viewpoints but expressed honestly and independently.

If a development is truly beneficial, it should be able to withstand thoughtful scrutiny and be supported or objected to by residents who can explain, in their own words, why they believe it serves the community or not. I can pledge to you I am only aware of residents speaking for themselves, or the same for people who may be testifying on behalf of the engagement society. They speak their own mind in their own way.

I urge the commission to continue evaluating every project based on facts, evidence, planning standards, and the genuine interests of the town — not on the number of people lined up in a chorus, spoon-fed the same prepared script. Residents are monitoring occurrences carefully.

Thank you for your consideration.

Exhibit C

Exhibit D

July 15, 2026

Town of Lake Park Commission Meeting Comments

Submitted by Mary Taylor, Resident, 209, Park Ave.

Good Evening Everyone,

First, I want to thank our Mayor, Roger Michaud for last Saturday's morning with the Mayor. It was truly heartwarming to see so many residents gather to voice their opinions and support one another unanimously on many important topics. Mayor Michaud, gracefully listened and hopefully accepted the consensus of the of the group, *disapproval* **which was, "Their rejection of high rise buildings at 10th and Park Avenue,"** Even though this rejection may not be the ideal first choice of developers, staff and some commissioners.

Secondly, on my daily trips to Publix, I pause to admire the new Avalon Residential Project. I don't often lavish praise on new construction, but the building is very attractive. It is huge, but the location, design and overall look and feel seems to enhance, "Seems to FIT" The Town of Lake Park.

Lake Park welcomes newcomers, our new Nautilus residents, and we look forward to meeting and shopping with the new Avalon neighbors, but *as well as most residents* I believe there should be limits on density, so did the crafters of the town's Comprehensive Plan and the experts that submitted the first version of the Kimley Horn Report. Residents have long appreciated the lifestyle of their quiet, small, working class neighborhoods of Lake Park. The privacy and peaceful enjoyment of their homes and surroundings should be protected from over development and it's results.... *Overcrowding, overheating, pollution, congestion, the burden on limited resources and in the case of proposed high rise buildings on Tenth and Park Ave. adjacent to residential homes loss of privacy!*

Thanks also to Commissioner John Lindon, who attended the meeting, and listened to attendees. I hope other Commissioners decide to give residents similar opportunities to be heard.



Exhibit E

TOWN OF LAKE PARK

DEPARTMENT OF PUBLIC WORKS

EVERGREEN HOUSE PROJECT STATUS

Overview of project status and direction for proposed restoration construction



1

PROJECT STATUS



- Design plans are 100% complete
- Permit and construction ready
- Town staff completed the bid solicitation for general contracting services
- Due to budget concerns, the project was divided into 2 phases

2

PROJECT PHASES

PHASE 1 – EXTERIOR BUILDING HARDENING



- Roof replacement
- Impact windows and doors
- Exterior wood framing repair
- Pressure clean, patch, and paint building exterior
- Construct ADA sidewalk accessible route

PHASE 2 – BUILDING INTERIOR MODIFICATIONS



- Plumbing improvements
- Mechanical (HVAC) improvements
- Electrical improvements
- Interior improvements

3

PROCUREMENT / BID RESULTS



Three bid proposals were received



One bidder was disqualified for missing required bid documents, including the required bid bond

QUALIFIED BIDDERS	PHASE 1 (Exterior)	PHASE 2 (Interior)	TOTAL BID
BIDDER 1	\$274,215.72	\$190,070.90	\$464,286.62
BIDDER 2	\$229,387.13	\$243,458.87	\$472,846.00

4

PROJECT BUDGET

Grant Funding	\$198,500.00
Town Match	\$198,500.00
TOTAL PROJECT BUDGET	\$397,000.00
Architectural Design Fees	\$78,120.00
REMAINING CONSTRUCTION BUDGET	\$318,880.00

5



FUNDING GAP

Budget Shortfall if both Phase 1 and Phase 2 move forward:

\$145,406.62

6

OPTIONS FOR TOWN DIRECTION

OPTION 1 – STAFF RECOMMENDED



- Proceed with Phase 1 and a portion of Phase 2 work that the budget allows
- Apply for additional Historical Preservation grant funding to complete the project
- This approach was used to complete the Town Hall restoration
- Town Hall restoration utilized 3 Historic Preservation Grants

OPTION 2



- The Town provides an additional **\$145,406.62** in construction funding

7



RECOMMENDED DIRECTION

Staff Recommendation: Proceed with Phase 1, complete only the Phase 2 work the current budget allows, and pursue additional Historical Preservation grant funding for the balance of the project.



Exhibit F

Description	Comments	Rate on a Scale of 1 (low) - 5 (high) Your Priority Level
Allocate Funds to Re-establish Human Resources Director	Budget includes Asst. Town Manager who would over Human Resources	
CRA Board Members \$1,200 Raise per Year	Increases to Town Commission Salary in Proposed Budget (\$30,000/\$25,000)	
Reduce Travel & Conferences		
Water & Snacks at Commission Meetings		
Redo Job Classifications with New Pay Structure	Salary Study in FY 2027 Budget	
No Raises or Added Perks with Employees Making Over \$80,000		
Review & Adjust Days Off		
Reduce Public Works Personnel at Events		
Review Public Works' Job Descriptions	Salary Study in FY 2027 Budget	
Internal Review of Salaries (Start with Public Works)	Salary Study in FY 2027 Budget	
Public Works' Salaries Starting Salaries Increase to Minimum of \$24 Per Hour	Salary Study in FY 2027 Budget	
Create First Time Homebuyer/Home Improvement Grant		
Town Wide Grant Program for Homeowners (Similar to CRA Paint, Plant & Pave)		
Small Business Façade Grants		
Business Recruitment Incentives		
Program to Make Sure Houses Have Lighted Numbers		
Plaza Parking Lot Repairs (Pot Holes, Seal Black Top, Paint Lines)		
Home Beautification Projects (Paint Your Heart Out)	Pending Plan from Community Development	
Infrastructure Assessment (Streets/Roads/Lighting)		
Charging Stations for EV's for both Public & Staff		
Lighting at Blakely Park		
Downtown Beautification		
CRA Expansion Ideas		
Street lights/Lamp posts		
Speed bumps		
Park Ave Makeover (Paint Program Through SWA)		
Parking Decals for All On-Street Parking (Parking Study)		
Tree Survey for All Trees Planted in Swales		
Adopt PADD Study		
Local Cross Promotion with Paper Place Mats at Restaurants		
Revise Newsletter		
Revise Website	New/Revised Website Currently Budgeted	
Create/Establish Event Exclusively in PADD		
More Movie Nights in PADD		
Additional Lighting in Pickle Ball Courts		
Field Trips for Children & Adults		
Events that Bring People to Park Ave & Marina Areas		
Free Family Events		
Senior Wellness/Social Programs	Adult/Senior Programs Currently Funded	
Youth Leadership Programs		

Description	Comments	Rate on a Scale of 1 (low) - 5 (high) Your Priority Level
Summer programming		
Community Engagement Initiatives		
Commissioner Community Support Fund (\$1,500 each)		
Monthly Adult Activity (i.e., Dance Party in Mirror Ballroom)	Adult/Senior Programs Currently Funded	
Kids Activities (fishing, soccer, t-ball)	Jet Setv Summer Soccer Camp	
Adult Activities (Silver Sneakers, Bingo, Cards & Board Games, Utilize Town Bus for Casino, Town Meetings, Library & Lunch Bunch)	Adult/Senior/Teen/Youth Programs & Senior Bus Trips Currently Funded & Library Programs	
Community Sports/Field Trips		
Two Town Clean-ups	One currently budgeted	
Movies on the Lawn		
Pajama Party at the Library (Sleepover)		
Haitian Flag Day (Sponsors)		
Allocate Funds for Recreation Programs (Child/Adult)	Adult/Senior/Teen/Youth Programs Currently Funded	
Currently in Budget		
Riviera Beach MLK Parade - Rent 2 Vehicles		\$1,100
South Florida Fair Mayors' Parade - Rent 1 Vehicle		\$550
Palm Beach Shores St. Patrick's Day Parade - 1 Rental Vehicle		\$550
Town Commission Magnets x 5		\$500
Holiday Tree Lighting		\$13,770
MLK Celebration		\$12,870
Red, White & Blue Sunset Celebration(Fireworks!)		\$54,182
Sunset Celebrations - 9 Events		\$100,638
Easter Egg Hunt		\$7,200
Veterans Day Parade - Rent 2 Vehicles		\$1,100
Senior Bus Trips (25 Passenger Mini Bus, Driver, Tip & Tolls)		\$2,000
Participants Pay Entry Fees, Food, etc.		
Jet Set Youth Summer Soccer Camp		\$10,000
Haitian Flag Day Celebration		\$10,000
Lake Park Elementary Caroling Event (Light Towers)		\$1,000
Arbor Day (i.e. banners, snacks, beverages, supplies, etc.)		\$1,400
Memorial Day Ceremony (i.e. banners, tent, supplies, etc.)		\$2,150
Florida City Government Week (i.e. gifts for 5th grade students, teachers, etc.)		\$300
Great American Cleanup (i.e. banners, food, supplies, etc.)		\$2,200
Holiday Decorating Contest (Gift Cards for Winners)		\$650
Adult Programs		\$2,000
Senior Programs		\$2,000
Teen Programs		\$2,000
Youth Programs		\$2,000
Multicultural Festival		\$20,000
Back to School Extravaganza		\$10,000

Meeting Date _____

Cards must be submitted before the item is discussed!!

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

Name: _____

Address: _____

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

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

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 _____

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Meeting Date 7/15/26

Cards must be submitted before the item is discussed!!

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

Name: Michael Steinhauer
Address: 435 Greenbriar

If you are interested in receiving Town information through Email, please provide your E-mail address: Pipestone1992@gmail

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

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

PreScripted Testimony Mass Produced

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.

Testimony Before Lake Park, FL Commission 7/15/2026 Public Comment on Pre-scripted Testimonies Supporting Forest Development -- Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547 Private Resident / Lake Park Society for the Advancement of Civic Engagement

Mayor and Commissioners,

I want to address a troubling pattern that I have observed during recent public comment periods and that has been validated by others.

Over a few meetings, several speakers supporting Forest Development have delivered testimony that is nearly identical — not just in opinion, but in wording, structure, and even specific phrases. It has become increasingly apparent that these comments are not independently prepared statements, but rather a script that has been written in advance and distributed to supporters.

Certainly, every resident has the right to endorse or oppose a project. I respect that right completely. What concerns me is when public testimony becomes mass-produced advocacy instead of genuine individual subjective participation.

One purpose of public comments before you are to encourage authentic thoughts, experiences, and concerns of residents. When the same prepared language is repeated a few times, it creates the illusion of broad, independent support when the commission *really* is hearing a message orchestrated and staged. That's dishonest and unethical.

And, it does not strengthen public discourse; it weakens it. It discourages critical thinking and reduces citizens to repetitive parrot-like talking points rather than speaking in their own voices.

I am not asking this commission to limit anyone's speech. I am asking that we recognize the difference between organic public input and arranged conspiratory testimony. The quality of our decision-making depends on hearing a diversity of viewpoints but expressed honestly and independently.

If a development is truly beneficial, it should be able to withstand thoughtful scrutiny and be supported or objected to by residents who can explain, in their own words, why they believe it serves the community or not. I can pledge to you I am only aware of residents speaking for themselves, or the same for people who may be testifying on behalf of the engagement society. They speak their own mind in their own way.

I urge the commission to continue evaluating every project based on facts, evidence, planning standards, and the genuine interests of the town — not on the number of people lined up in a chorus, spoon-fed the same prepared script. Residents are monitoring occurrences carefully.

Thank you for your consideration.

Exhibit C

Meeting Date _____

Cards must be submitted before the item is discussed!!

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

Name: Mary Taylor

Address: 209 Park Ave

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

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

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

Saturday with Mayor

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 D

July 15, 2026

Town of Lake Park Commission Meeting Comments

Submitted by Mary Taylor, Resident, 209, Park Ave.

Good Evening Everyone,

First, I want to thank our Mayor, Roger Michaud for last Saturday's morning with the Mayor. It was truly heartwarming to see so many residents gather to voice their opinions and support one another unanimously on many important topics. Mayor Michaud, gracefully listened and hopefully accepted the consensus of the of the group, *disapproval* **which was, "Their rejection of high rise buildings at 10th and Park Avenue,"** Even though this rejection may not be the ideal first choice of developers, staff and some commissioners.

Secondly, on my daily trips to Publix, I pause to admire the new Avalon Residential Project. I don't often lavish praise on new construction, but the building is very attractive. It is huge, but the location, design and overall look and feel seems to enhance, "Seems to FIT" The Town of Lake Park.

Lake Park welcomes newcomers, our new Nautilus residents, and we look forward to meeting and shopping with the new Avalon neighbors, but *as well as most residents* believe there should be limits on density, so did the crafters of the town's Comprehensive Plan and the experts that submitted the first version of the Kimley Horn Report. Residents have long appreciated the lifestyle of their quiet, small, working class neighborhoods of Lake Park. The privacy and peaceful enjoyment of their homes and surroundings should be protected from over development and it's results.... *Overcrowding, overheating, pollution, congestion, the burden on limited resources and in the case of proposed high rise buildings on Tenth and Park Ave. adjacent to residential homes loss of privacy!*

Thanks also to Commissioner John Lindon, who attended the meeting, and listened to attendees. I hope other Commissioners decide to give residents similar opportunities to be heard.