



Lake Park Town Commission, Florida

First Public Hearing on the Budget Minutes

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

Tuesday September 08, 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
Brett Lashley	—	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

6:37 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner John Linden

Commissioner Michael O'Rourke

ABSENT

Commissioner Judith Thomas

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

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

Voting Yea: Mayor Michaud, Vice Mayor Hensley, 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.

-Mayor Michaud stated for the record that the Town was in receipt of written comments from Michael Steinhauer that were submitted electronically and will be made a part of the minutes as Exhibit A.

-Mary Beth Taylor provided her written comments via Exhibit B.

NEW BUSINESS:

1. Resolution 76-09-26 - Establish Fiscal Year 2026-2027 Millage Rates - Operating (FIRST READING)

Finance Director Barbara Gould presented to the Commission (Exhibit C).

Mayor Michaud asked if the Human Resources (HR) Department was added back into the budget. Finance Director Gould stated that the HR Department never left the budget. Town Manager Reade explained the roll back rate and the millage rate of 5.0.

Motion to approve Resolution 76-09-26 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

Vice Mayor Hensley clarified the millage rate being cut from 5.1 mils to 5.0 mils and expressed concern with possible necessary cuts in the future. Mayor Michaud also spoke about the necessity of being able to maintain essential services. Town Manager Reade thanked the Commission for the cuts they made to their own pay and that those cuts could potentially allow some events throughout the year to continue. Vice Mayor Hensley stated that depending on what happens, they may need to make some tough decisions next year. Commissioner Linden asked what the potential losses would be for the first year due to

Amendment 3. Town Manager Reade explained that it is estimated that the loss for the first year could be \$1.1 or \$1.2 million and the second year could be \$1.6 or \$1.7 million. He added that there may not be enough big development coming to the Town that would offset those losses. Commissioner Linden clarified that the cost of living and merit increases that some staff had voluntarily given up, they were able to keep, and it was only the Commission increases that were sacrificed. Commissioner Linden stated that he believes Amendment 3 will pass one way or another and believes that Lake Park is not in such a bad position and stated that next year we need to look at everything sooner and take a harder look. Commissioner Linden asked if a survey was ever sent to the residents to see what they want in regards to events and services. Commissioner O'Rourke stated that he does not believe there is such a rosy outlook. He stated that we have just been lucky not to have had a catastrophic weather event and does not believe that the reserves are adequate, that we have a limited economic base to the Town with no new residential projects coming after Avalon Bay. Mayor Michaud agreed that they need an early capture next year in order to make necessary adjustments. Town Manager Reade spoke about the need to rely on grants more in the future.

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

2. Resolution 77-09-26 – Fiscal Year 2027 Budget – All Funds - Town of Lake Park

Town Manager Reade presented the item (Exhibit D).

Motion to approve Resolution 77-09-26 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Lashley had no comments. Mayor Michaud stated for the record that it was good to see Town Attorney Lashley again.

-Town Manager Reade had no comments.

-Commissioner O'Rourke asked about a road project on Northern Drive by 10th Avenue and when it will be completed. Town Manager Reade stated he will get an exact date for them and for the public.

-Vice Mayor Hensley also requested the Town address a pothole on 10th Avenue that is getting bigger.

-Commissioner Linden requested a future agenda item for term limits for Commissioners and Mayor.

-Commissioner O'Rourke stated that he would like to talk about changing our election process to give residents a valid way to vote. It was agreed that because these two items are not budget related, they will request them again at the Regular Commission Meeting.

ADJOURNMENT:

Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner Linden.

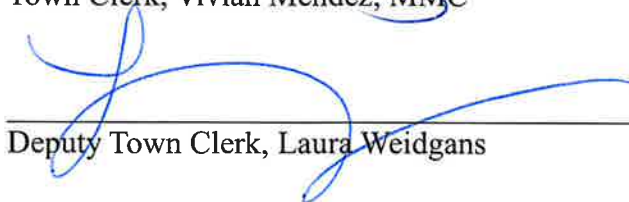
Voting Aye: All.

Meeting adjourned 7:32 P.M.

FUTURE MEETING DATE: Next Scheduled Budget Meeting will be held on September 16, 2026.


Mayor Roger D. Michaud


Town Clerk, Vivian Mendez, MMC


Deputy Town Clerk, Laura Weidgans



Approved on this 16 of September, 2026

Commission Meeting Public Comment - September 8, 2026: For the Public Record

From Michael Steinhauer <pipestone1992@gmail.com>

Date Tue 9/8/2026 3:14 PM

To Vivian Mendez <vmendez@lakeparkflorida.gov>; Laura Weidgans <lweidgans@lakeparkflorida.gov>; Roger Michaud <rmichaud@lakeparkflorida.gov>; Richard Reade <rreade@lakeparkflorida.gov>

Cc Michael Steinhauer <pipestone1992@gmail.com>; ekaterinaz <ekaterinaz@hotmail.com>

In lieu of my inability to appear this evening, I submit this public comment for the record.

I want to begin by saying that I appreciate the difficult responsibility this Commission has in developing a budget. But I also believe residents deserve more than 180 seconds **at a Commission meeting** to comment on complicated financial decisions.

I would respectfully ask this Commission to create more opportunities for meaningful dialogue with residents before major budget decisions are finalized. Public comment should be more than a series of three-minute sales pitches. It should be part of an ongoing conversation about our town's priorities.

I'd like to offer five observations.

First, Richard presented the Commission with several dozen town activities and expenses and asked you to prioritize them. That's a useful exercise. But I have to ask: why weren't residents given the same opportunity? We are stakeholders too. I encourage the Commission to conduct a similar resident prioritization exercise before next year's budget is developed.

Second, I remain concerned about the way the recent CRA RFP award was ultimately handled. Whatever the intentions may have been, the process created the perception that the rules changed at the last moment to accommodate a particular request. That's not a message we want future businesses and investors to take away from our town. I would encourage the Commission to review that process and establish clear, consistent RFP procedures that apply equally to everyone and stick to it.

Third, employee compensation is our largest recurring expense, yet I don't see enough discussion about how merit increases should actually be earned. A COLA and a merit increase are two different things. One recognizes the cost of living; the other should recognize demonstrated performance. I would encourage the Commission to **charge the Town Manager** to establish clear performance standards and measurable criteria before awarding across-the-board merit increases.

Fourth, I keep asking myself a simple question: what are YOU saying "no" to? Reducing an expenditure is not the same as eliminating or postponing one. At some point, responsible budgeting requires us to identify priorities and make difficult choices. I would ask the Commission to identify

specific expenditures that can be deferred, or eliminated rather than relying primarily on incremental reductions.

Fifth, we may be facing significant financial uncertainty later this year, particularly if changes to the Homestead Exemption affect our future revenues. In that environment, I question whether adding new fees—such as library room-use fees—is the best expression of fiscal responsibility. Residents already contribute to the library through their taxes. Before adding another fee, I would ask the Commission to demonstrate that all other reasonable spending alternatives have been thoroughly examined that can effectively position us for a uncertain fiscal future.

So my request tonight is not simply to criticize this budget. It is to ask for a better process., To do better. Give residents an opportunity to prioritize.

Create meaningful budget workshops where residents and commissioners can exchange ideas.

Establish objective standards for individual merit compensation.

Identify what we are actually willing to defer, reduce, or eliminate.

And develop a financial contingency plan before making new recurring commitments.

The strength of a small town is that residents and elected officials are close enough to one another to actually listen and work together. I respectfully ask this Commission to take advantage of that strength.

When residents feel heard, even when we disagree with the final decision, trust is strengthened. When residents feel that decisions have already been made without meaningful public dialogue, that trust is weakened.

I believe this Commission has an opportunity tonight to begin rebuilding that trust through a more open, collaborative, and financially disciplined process.

Thank you.

Michael J Steinhauer, BS, OTR/L, MPH, FAOTA
Resident and Secretary/Treasurer, Lake Park Society for the Advancement of Civic Engagement
435 Greenbriar Drive
West Palm Beach, FL 33403
Cell: [608-332-5547](tel:608-332-5547)



 File:United States Public Health Service (seal).svg - Wikimedia ...

 File:Seal of the Federal Emergency Management Agency.svg

Exhibit B

September 8, 2026

Lake Park Public Budget Meeting

Mary Taylor, 209 Park Ave

THANK YOU, for the new and improved NEWSLETTER.

THANK YOU, for these televised public budget meetings.

THANK YOU, for considering resident's financial situations,
when making unpopular budget decisions.

THANK YOU, to the employees mentioned at the last meeting who
offered to forgo their compensation this year. I assure you, your
noble offer did not go unnoticed.

Cost Cutting Suggestions

SUNSET CELEBRATIONS, Create and increase interest and
participation by including seasonal and Town holiday themes.

THEMATIC PLANNING: DON'T ELIMINATE, COMBINE,
NO REASON TO HOLD TWO SEPARATE EVENTS.

Examples:

- RED, WHITE and BLUE and Sunset
- Summer Vacation/ Graduation Party with Sunset
- VACATION IN PLACE, and Sunset Celebration
- History, Local or National Holidays
- End of Summer, Back to School Party, Sunset
- Halloween at Sunset Celebration
- Thanksgiving Sharing, Multicultural Fair at Sunset
- WELCOME TO LAKE PARK, SUNSET

Exhibit C

TOWN OF LAKE PARK COMMISSION WORKSHOP



Fiscal Year 2027 1st Budget Hearing

Tuesday, September 8, 2026 – 6:30 P.M.



Summary Changes – All Funds





SUMMARY CHANGES

General Fund

Proposed 2026-2027 Total Expense	\$ 16,683,275
Communications Services Tax (State Estimate Received)	\$ 15,496
Balance Brought Forward (Impact/Mobility Fees FY 2026 Budgeted Amount & Salary Study)	\$ 188,000
Millage Rate Reduction (From 5.1000 to 5.0000)	\$ (170,035)
Half Cent Sales Tax (State Estimate Received)	\$ (4,885)
State Revenue Sharing (State Estimate Received)	\$ (3,410)
Updated 2026-2027 Total Revenue	\$ 16,708,441



SUMMARY CHANGES

General Fund

Proposed 2026-2027 Total Expenses	\$ 16,683,275
Brought Forward (Impact Fee/Mobility Plan Fees FY 2026 Budgeted & Salary Study)	\$ 188,000
Miscellaneous Small Changes	\$ (6,749)
Increase Reserve (Additional 5% (Operating) Budget Cuts \$98,476 and Misc. Adjustments less Streets & Roads Cut \$25,000)	\$ 74,647
Decrease Contingency (Millage Reduction, Medical Insurance Premium Increase/Workers Comp Decrease)	\$ (230,732)
Updated 2026-2027 Total Expenditures	\$ 16,708,441



SUMMARY CHANGES

Stormwater

Proposed 2026-2027 Total Revenue	\$ 7,913,735
Proposed 2026-2027 Total Expenses	\$ 7,913,735
Increase Health Insurance Premiums/Decrease Worker's Comp	\$ 6,995
Increase Liability Insurance Premiums	\$ 441
Decrease Repairs & Maintenance	\$ (20,000)
Increase Reserve	\$ 12,564
Updated 2026-2027 Total Expenditures	\$ 7,913,735



SUMMARY CHANGES

Sanitation

Proposed 2026-2027 Total Revenue	\$ 3,560,937
Proposed 2026-2027 Total Expenses	\$ 3,560,937
Increase Health Insurance Premiums/Decrease Worker's Comp	\$ 13,895
Decrease Liability Insurance	\$ 313
Decrease Reserve	\$ (14,208)
Updated 2026-2027 Total Expenditures	\$ 3,560,937



SUMMARY CHANGES

Street & Roads

Proposed 2026-2027 Total Revenue	\$ 991,094
Increase Revenue Estimate for Local Option Gas & Diesel Tax	\$ 1,117
Increase Revenue Estimate for State Revenue Sharing	\$ 7,725
Decrease Revenue Estimate for New Local Option Gas Tax	\$ (285)
Decrease Transfer from General Fund	\$ (36,262)
Updated 2026-2027 Total Revenue	\$ 963,389

SUMMARY CHANGES



Street & Roads

Proposed 2026-2027 Total Expenses	\$ 991,094
Decrease Liability Insurance	\$ (4,482)
Decrease Additional 5% (Operating) Budget Cuts	\$ (25,000)
Increase Health Insurance Premiums/Decrease Worker's Comp	\$ 1,777
Updated 2026-2027 Total Expenditures	\$ 963,389



SUMMARY CHANGES

Permitting

Proposed 2026-2027 Total Revenue	\$ 642,575
Proposed 2026-2027 Total Expenses	\$ 642,675
Increase Health Insurance Premiums/Decrease Worker's Comp	\$ 28,030
Decrease Liability Insurance	\$ (5,038)
Decrease Reserve	\$ (22,992)
Updated 2026-2027 Total Expenditures	\$ 642,675



SUMMARY CHANGES

Marina

Proposed 2026-2027 Total Revenue	\$ 3,264,128
Proposed 2026-2027 Total Expenses	\$ 3,264,128
Increase Health Insurance Premiums/Decrease Worker's Comp	\$ 23,440
Increase Contractual Services	\$ 1,405
Increase Permits & Fees	\$ 465
Decrease Liability Insurance	\$ (3,216)
Decrease Memberships	\$ (420)
Increase Transfer to General Fund	\$ 62,000
Decrease Reserve	\$ (83,674)
Updated 2026-2027 Total Expenditures	\$ 3,264,128



SUMMARY CHANGES

Special Projects

Proposed 2026-2027 Total Revenue	\$ 415,064
Add Splash Pad (1st Grant)	\$ 401,916
Updated 2026-2027 Total Revenue	\$ 816,980
Proposed 2026-2027 Total Expenses	\$ 415,064
Add Splash Pad (1st Grant)	\$ 401,916
Updated 2026-2027 Total Expenditures	\$ 816,980



SUMMARY CHANGES

Public Improvement Fund

Proposed 2026-2027 Total Revenue	\$ 219,775
Reduce Fund Contributions	\$ 281,757
Updated 2026-2027 Total Revenue	\$ 501,532
Proposed 2026-2027 Total Expenses	\$ 219,775
Reduce Workers' Comp Premium	\$ 146,857
Reduce Liability Premiums	\$ 134,900
Updated 2026-2027 Total Expenditures	\$ 501,532



SUMMARY CHANGES

Insurance Fund

Proposed 2026-2027 Total Revenue	\$ 676,819
Reduce Fund Contributions	\$ (52,454)
Updated 2026-2027 Total Revenue	\$ 624,365

Proposed 2026-2027 Total Expenses	\$ 676,818
Reduce Workers' Comp Premium	\$ (12,850)
Reduce Liability Premiums	\$ (39,603)
Updated 2026-2027 Total Expenditures	\$ 624,365



SUMMARY CHANGES

CRA

Proposed 2026-2027 Total Revenue	\$ 7,738,461
Millage Rate Reduction (From 5.1000 to 5.0000)	\$ (27,313)
Updated 2026-2027 Total Revenue	\$ 7,711,148
Proposed 2026-2027 Total Expenses	\$ 7,738,461
Increase Health Insurance Premiums/Decrease Worker's Comp	\$ 9,226
Decrease Telephone	\$ (1,259)
Decrease Liability Insurance	\$ (2,440)
Decrease Seasonal Rentals	\$ (6,000)
Decrease Office Supplies	\$ (1,000)
Increase Operating Expenses	\$ 1,000
Decrease Improvements Other Than Bldg	\$ (387,770)
Decrease Grants & Incentives	\$ (180,598)
Increase Reserve	\$ 541,528
Updated 2026-2027 Total Expenditures	\$ 7,711,148

THANK YOU

QUESTIONS & COMMENTS





Exhibit D

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 8, 2026

Originating Department: Finance Department

Agenda Title: Resolution 77-09-25 – Fiscal Year 2027 Budget – All Funds - Town of Lake Park

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

Cost of Item: \$42,707,330 **Funding Source:** Various

Account Number: Various across all Town Funds **Finance Signature:** Barbara A. Gould

Advertised: _____

Date: _____ **Newspaper:** Via TRIM Notices Mailed by PBC Property Appraiser's Office

Attachments: Resolution 77-09-25

Fiscal Year 2026/2027 Proposed Budget

[Budget FY 2026-2027](#) (Click Link)

Please initial one:

_____ Yes I have notified everyone

BAG _____ Not applicable in this case

Summary Explanation/Background:

In accordance with the Town Charter and state law, the proposed resolution establishes the balanced annual budget for the Town of Lake Park in the amount of \$42,707,330 for the Fiscal Year (FY) beginning October 1, 2026 and ending September 30, 2027. The proposed FY 2027 Budget is comprised of the following funds:

General Fund Budget	\$ 16,708,441
Town of Lake Park CRA Fund Budget	\$ 7,711,148
Marina Enterprise Fund Budget	\$ 3,264,128
Sanitation Enterprise Fund Budget	\$ 3,560,937

Stormwater Enterprise Fund Budget	\$ 7,913,735
Insurance Internal Service Fund Budget	\$ 624,365
Public Improvement Special Revenue Fund Budget	\$ 501,532
Special Projects Special Revenue Fund Budget	\$ 816,980
Streets and Roads Fund Budget	\$ 963,389
Permitting Fund Budget	\$ 642,675

The Town Commission held three (3) budget workshops on August 10, 2026, August 19, 2026 and August 26, 2026 to discuss the proposed budget and review staff recommendations. The proposed resolution establishes the budget for the upcoming fiscal year.

Attached to the proposed resolution is a summary of proposed revenues by source and proposed expenditures by function, as they will appear in the budget summary advertisement that will be published in the Palm Beach Post on September 13, 2026, and posted on the Town's website - www.lakeparkflorida.gov - in accordance with state law.

If approved on 1st reading, the proposed FY 2027 budget resolution will be presented to the Town Commission for consideration on 2nd and final reading on Wednesday, September 16, 2025 at 6:30 p.m. in the Town Commission Chambers – Town of Lake Park Town Hall.

Fiscal Impact:

The proposed ordinance establishes the operating budget for the General Fund, Town of Lake Park CRA Fund, Marina Enterprise Fund, Stormwater Enterprise Fund, Sanitation Enterprise Fund, Insurance Internal Services Fund, Permitting Internal Services Fund, Public Improvement Special Revenue Fund and Streets and Roads Fund for the fiscal year beginning October 1, 2026 and ending September 30, 2027.

Recommended Motion:

I move to approve Resolution 77-09-26 adopting the Town of Lake Park's Fiscal Year 2027 - Tentative Budget – All Funds on 1st Reading; and authorize the Mayor to execute the Resolution.

meeting Date

Sept 8, 2026

Cards must be submitted before the item is discussed!!

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

Name:

Mary Taylor

Address:

2007 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)**:

Thank You & Suggestions

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



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September 8, 2026

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