

**TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
AUGUST 7, 2025**

The Cloud Lake Council meeting was called to order by Mayor Russ Nidy at 7:01p.m. on Thursday, August 7, 2025.

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen Hoock	Council Member Seat #2
	Alexandra Powell-Sardinas	Council Member Seat #3
	John Tyson	Council Member, Seat #4
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
	Battalion 10 Chief Ronald Martinez	PBCFR

Also attending: Ginny Jantz, 112 East Chandler Road

2. COMMENTS FROM THE PUBLIC: Ginny Jantz said water lilies and cattails seem to be expanding in and surrounding the lake.

3. ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA: None

4. APPROVAL OF THE CONSENT AGENDA: **Motion** by Council Member Tyson, seconded by Council Member Powell-Sardinas approving the June 13, 2025 Council meeting minutes (no July meeting), accepting the August 7, 2025 Clerk's Report and Financial Reports passed unanimously on a 5-0 vote.

5. MONTHLY ACTIVITY REPORTS:

A. PALM BEACH COUNTY SHERIFF'S OFFICE: New PBSO Liaison D/S Jason Ekstrom in training and unable to attend tonight emailed the following report for July: Shannondale Road – warrant re: domestic related incident, Chandler Road – 911 no report generated, Lang Road – 2 business checks. Also included flyer for distribution re cryptocurrency scam.

B. PALM BEACH COUNTY FIRE RESCUE: 1 medical call in June and 2 medical calls in July. Glance Preemptive Routing begins Friday between Lake Worth Road and Okeechobee Boulevard where the fire truck driver sends a signal to the traffic light so that it remains green enabling them to move through without encountering a red light. He is sending a link to the Clerk to be forwarded to Mayor and Council showing what work a firefighter does. He will notify Town when the Christmas Toys for Tots Donation Drive begins

C. MAYOR: **(1)** Met with Waste Management about the damage to property from the clamshell operation. Waste Management will fill all areas damaged with clean fill. Discussed possibly placing concrete pads in specific areas for residents to place vegetation then should be no damage to the property from the clamshell. **(2)** Reported Glen Ridge Council Member Tom Lisi met with FPL contractor placing lines underground and told still on schedule to do this area beginning January 2026. **(3)** Reported Council Member Lisi said Glen Ridge has rubber speed bumps that are being damaged by a vehicle pulling a boat on a trailer. Council Member Lisi further stated FDOT has 18 speed control areas that he may check into. Put FDOT # on website. It was noted there are only a couple of vehicles primarily from Glen Ridge speeding on Lang Road currently. We had petitions in the past for speed humps that failed as the implementation was so restrictive and costly. **(4)** Reported the tag camera coming into Lang Road needs to be replaced. **Option #1** DW Analog (closed circuit TV camera requiring local recording device, only on local network) \$925 or **Option #2** Hik iP (internet Protocol camera, type of digital security footage that receives and sends video footage via an iP network) **\$1,295**. These cameras are important as we captured footage of the cyclist fatally injured in the July 15th accident on Southern Boulevard at Lang Road. **Motion** by Council Member Powell-Sardinas seconded by Council Member Tyson approving the expenditure of \$1,295 for tag camera replacement passed unanimously on a 5-0 vote. Ginny Jantz asked if still pursuing reducing speed limit between flyover and I-95 southbound ramp.

Mayor reported responded it is in FDOT's hands along with the installation of the flashing light on Southern before Gem Laje Drive intersection. **(5)** Will be attending the Florida League of Cities Annual Conference next Wednesday – Saturday in Orlando. **(6)** Approached by a business in town to lease the south portion of the site where the billboard is located. Plant Well would like to build an office on the site where the billboard is located and lease the property from the Town providing additional revenue to the Town, rendering was shown. Employees would park in the Hilton Hotel parking lot behind the County office building next to the interstate and stub canal and walk under the bridge to the site thereby reducing employee traffic on Shannondale Road. Plant Well will lease space from the County for that parking. Working on plan for commercial vehicles. Responding to Council Member Powell-Sardinas question regarding lease revenue, the Clerk said her church leases property on Belvedere Road and Parker Avenue for office space for around \$6-7,000 per month. PNC Bank built the building with a 20-year lease and stipulation if they vacated the building prior to the expiration of the lease it would become property of the church which in fact occurred. The church acquired the building and received just under \$1million settlement to buy-out the lease. The church also owns the property to the east occupied by Taco Bell receiving \$5-6,000 per month with 5% increase every 5 years. If Taco Bell moved prior to the end of their lease the church would receive the building constructed by Taco Bell. The Town of Palm Beach entertained a proposal a couple of years ago for leasing their 18 and a half acres (previously used for the Town's garbage disposal site) on Okeechobee Boulevard across from the County fire station east of Century Village for commercial use and residential apartments, project on-hold. Their terms would be the buildings would become Town of Palm Beach property after a pre-determined number of years. Council Member Hoock is opposed as would expand traffic in a residential area and store fertilizer and equipment. Proposal calls for an approximate 1,300 square foot building only for office use with no storage of fertilizer and equipment. Also is non-residential use at the end of the street where the Preserve starts. Council Member Powell-Sardinas added conditions could be placed in the use, regarding parking, business hours, etc. Mayor does not want any more traffic, would eliminate the congestion at their current location about 500' to the west, would like to generate more income so that the Town could do more for the residents. Council receptive to consideration of a proposal which will be discussed more in the next few months. Town Attorney Doney added access to the billboard must be considered, Clerk added access needed for fuel delivery to the pump at the south end of the Preserve.

C. BUILDING OFFICIAL: Re-roof and fence permits issued.

D. CODE ENFORCEMENT: Drives around couple of times a month, no warnings or violations issued

6. AGREEMENTS, CONTRACTS, ORDINANCES AND/OR RESOLUTIONS:

A. Proclamation Declaring September 2025 as Hunger Action Month: Motion by Council Member Tyson and seconded by Council Member Hoock designating September 2025 as Hunger Action Month in Cloud Lake passed unanimously on a 5-0 vote.

7. UNFINISHED BUSINESS:

A. TOWN HALL INTERIOR RENOVATION: Renovations are ongoing. Council likes the French door with side panel which provides much more light into the building. Flooring has arrived if anyone wants to look at it.

B. BILLBOARD: Work has been completed. Received a Construction from Arango Billboard & Construction a Notice to Contractor and Owner advising they are the contractor furnishing services for the foundation drilling and if not paid may result in a lien on the property. The attorney advised the Clerk contact Outfront Media to provide to the Town proof of payment to Arango Billboard & Construction. Lease payment of minimum \$10,000 per month begins August 1st and payment of the \$50,000 bonus (due within 30 days of completion of work) and \$30,000 Neighborhood Enhancement Fee (due within 15 days of completion of work) should be received this month as well. Lights on west face of billboard to go off at midnight.

C. DRAINAGE, THE PRESERVE and LAKES: (1) Alligator has not been seen so don't know if it was trapped or moved off on its own. (2) Request from Tom Lisi to accept donation of 10 Sabal Palm trees from FDOT and pay Patrick Feges \$100 per tree to plant them for a total cost of \$1,000. Trees currently surround the pond area being cleared at the northwest intersection of Southern Boulevard and Gem Lake Drive at the entrance to the Airport Hilton Complex. Council Members Powell-Sardinas and Hoock felt no additional trees were needed. Plant Well removed the vegetation cut on the canal bank by Tom Lisi and Santiago Cadavid Mayor would like to see a plan before any more trees added. Ginny Jantz added the wood covering the pipes near the pump has a nest of bees that she is trying to get her son to look at. Vice Mayor said that it is the wooden barricade, covering no pipes. Vice Mayor on the fence, doesn't want to see trees destroyed but is a lot of money for us to spend. **Motion** by Council Member Hoock seconded by Council Member Powell-Sardinas to deny the request for the 10 trees donated by FDOT to be planted in the Preserve passed unanimously on a 5-0 vote.

8. NEW BUSINESS:

A. FISCAL YEAR 2025-2026 TOWN BUDGET DISCUSSION: Budget does not have figure for Clerk and all estimates for state revenue not ready. Mayor would like to have another meeting discussing only the budget so things finalized before the Budget Hearing next month, would like to hire someone as Deputy Clerk to get familiar with Clerks job and prepare for transition when the Clerk leaves (has no immediate plan to do so). Do we want to hire a grant writer for instance to look for money for sewer system. Where are we going with the Preserve? Since taking over that property in 2011, have spent over \$132,000, what is our next step. Need to take our time and look at where we are and where we are going. Council Members feel another meeting not needed. Vice Mayor would like to see a grant writer work on establishing a not-for-profit and other projects as needed. No additional meeting to be held, Clerk will email a draft budget to Council by the week of August 25th. Mayor received a quote for placing cameras in the Preserve, but came in at around \$16,500 so not moving forward with it. Ginney Jantz suggested trail cameras.

9. MAYOR, COUNCIL AND STAFF COMMENTS: Vice Mayor Chateau-Flagg reported the garbage cans at the B & B at 303 Lang Road are not being brought in after collection and are placed in 2 different areas, not taking care of trash at all the last 2 or 3 weeks. Others said it has been quiet there though.

10. ADJOURNMENT: Motion by Council Member Hoock seconded by Council Member Powell-Sardinas to adjourn the meeting at 8:16pm passed unanimously on a 5-0 vote.

Dorothy Gravelin, Town Clerk

Approved by Council _____