

**TOWN COUNCIL MEETING  
TOWN COUNCIL CHAMBERS  
NOVEMBER 14, 2024**

The Cloud Lake Council meeting called to order by Mayor Russ Nidy at 7:01p.m. Thursday, Nov. 14, 2024.

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
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney
Absent:	John Tyson	Council Member, Seat #4

Also attending: Tom Lisi and Santiago Cadavid, Mia Casa Nursery in Glen Ridge

2. **COMMENTS FROM THE PUBLIC:** None

3. **ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE AGENDA:** 6E added

4. **APPROVAL OF THE CONSENT AGENDA:** Motion by Council Member Hoock, seconded by Council Member Powell-Sardinas accepting the September 12, 2024 Council meeting minutes (no October meeting), Clerk's Reports September 12th & November 14<sup>th</sup> and Financial Reports passed unanimously on a 4-0 vote.

5. **MONTHLY ACTIVITY REPORTS:**

A. **PALM BEACH COUNTY SHERIFF'S OFFICE:** No incidents since last meeting

B. **PALM BEACH COUNTY FIRE RESCUE:** 1 medical call. Tracey Adams returning to shift work for next 3 years before retiring. Will bring replacement to meeting when position filled.

C. **BUILDING OFFICIAL:** 1 reroof at 115 Shannondale Rd and 1 reroof at 110 East Chandler Road

D. **CODE ENFORCEMENT:** Because of holiday schedules Special Magistrate Hearing for 100 East Chandler Road will not be held until sometime after January 1<sup>st</sup>

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

A. **RES. NO. 2024-06 AMENDING FY2023-24 ANNUAL BUDGET:** Motion by Council Member Hoock and seconded by Council Member Powell-Sardinas Amending FY2023-24 Annual Budget to allow transfer of \$5,855 from Flood Control/Drainage to Town Hall Landscaping to allow payment to Tom Lisi for completed landscaping work. The motion passed 4-0 with Council Member Tyson absent.

B. **FACILITY USE APPLICATION & POLICY (RENTAL OR USE OF TOWN COULCIL CHAMBERS:** Motion by Council Member Hoock and seconded by Council Member Powell-Sardinas establishing a policy and application for use and rental of Town Council Chambers. The motion passed 4-0 with Council Member Tyson absent. PBCFR will inspect Town Hall tomorrow to establish maximum capacity for Council Chambers.

C. **FIRST READING ORD. NO. 162 AMENDS CHAPTER 12 OF THE FLOOD ORDINANCE:** Town Attorney Doney read the Ordinance by title only and explained this is required by FEMA to conform with their changes effective December 5, 2024. Motion by Council member Powell-Sardinas and seconded by Council Member Hoock to pass Ord. No 162 on first reading. The motion passed 4-0 with Council Member Tyson absent.

D. **FIRST READING ORD. NO 163 AMENDS CHAPTER 4 OF THE FLOOD ORDINANCE:** Town Attorney Doney read the Ordinance by title only and explained this is unnecessary as these provisions are included in the Florida Building Code therefore not needed in the Flood Damage Prevention Ordinance. Motion by Council member Powell-Sardinas and seconded by Council Member Hoock to pass Ord. No 163 on first reading. The motion passed 4-0 with Council Member Tyson absent.

E. **FPL STREET LIGHTING AGREEMENT FOR NEW STREET LIGHT:** This is required for the installation of the new street light across the street on Shannondale Road from Town Hall. The cost will be \$7.47 per month for the new light, a savings of about \$37 monthly when the outside light on the north side of Town Hall by the Airport Noise Monitor is discontinued. Mayor Nidy to sign the Agreement



**7. UNFINISHED BUSINESS:**

**A. UPDATE ON THE TOWN HALL RENOVATION PROJECT AND INTERIOR WORK:** A few minor things remain to be completed which we will take care of (remove concrete in bushes and touch-up paint). The final payment will not be made until we receive lien releases. The Town Attorney will prepare the final payment affidavit and releases to be forwarded to FSV Construction for their signature and returned to us.

**Interior work:** Vice Mayor Chateau-Flagg reported the drywall of the ceilings and walls in Town Hall which will be our biggest expense, followed by the flooring and then plumbing and electrical. She submitted 2 estimates to give everyone an idea of the cost for the drywall: Drywall Dan, Inc. \$18,000 and Nakamura Drywall Inc. \$17,500. Council Member Hoock added the cost of removing the garage door and replacing with French Doors will be the biggest expense. Vice Mayor Chateau-Flagg will work on getting estimates on plumbing and electrical so we have an idea of the cost. The Clerk mentioned costs are higher than when we looked at them last year. We may want to address increasing the purchasing thresholds in our Procurement Policy. Council agreed to change the thresholds as follows: Purchases between \$1,000-\$5,000 change to \$1,000-\$20,000 and require 2 quotes; Purchases over \$5,000-\$10,000 change to \$20,000-\$50,000 requiring 3 written quotes; and Purchases and Services for Competitive Bidding over \$10,000 change to over \$50,000 and must be advertised. **Motion** by Council Member Hoock and seconded by Council Member Powell-Sardinas accepting those recommended changes passed 4-0 with Council Member Tyson absent. The Town Attorney will prepare a Resolution to ratify these changes.

**B. UPDATE ON BILLBOARD:** The permit has been issued but we do not have a start date at this time.

**C. UPDATE ON LAKES, DRAINAGE, AND THE PRESERVE:** Tom Lisi working on removing the invasive plants, has removed 80% of the maiden cane and discovered numerous native plants that had been covered. Have been watering and discovered the Rain Bird timer not working and was replaced. No brush cutting has been done yet by Plantwell. Tom will also remove invasive plants along the Stub Canal as their seeds enter into The Preserve and start invasive plants coming up. There are a lot of birds in The Preserve. Plantwell to be notified The Preserve has not been mowed the last few months and needs to be rectified immediately and mowed at least once a month. **Motion** by Council Member Hoock and seconded by Council Member Powell-Sardinas to reimburse Tom Lisi for the purchase of the timer and installation and fertilizer for The Preserve at a total cost of \$556.09 and expenses for fuel, brush cutter with blades, flagging tape, mulch and fertilizer for \$1,735.53 passed 4-0 with Council Member Tyson absent.

**D. CONSIDERATION OF TOWN HALL AND PRESERVE LANDSCAPE MAINTENANCE PLANS:** **Town Hall:** \$3,500.00 annually for watering, fertilizing, weeding, pruning and spraying. **Motion** by Council Member Hoock and seconded by Council Member Powell-Sardinas accepting the proposal by Tom Lisi for \$3,500.00 annually at Town Hall passed 4-0 with Council Member Tyson absent. **The Preserve:** \$7,000.00 annually for watering, fertilizing, cutting back and removing invasive plants, pruning and spraying. **Motion** by Council Member Hoock and seconded by Council Member Powell-Sardinas accepting the proposal by Tom Lisi for \$7,000.00 annually at The Preserve passed 4-0 with Council Member Tyson absent.

**E. READ FOR THE RECORD REPORT AND LITERACY COALITION ACTIVITIES:** Mayor Nidy was ill and unable to read to the kids on October 24<sup>th</sup>. Vice Mayor Chateau-Flagg read to 89 kids at her school.

**8. NEW BUSINESS:**

**A. PALM BEACH COUNTY IMPACT FEES INCREASING JANUARY 1, 2025:** Building Impact Fees covering parks, library, public buildings, schools and roads are increasing January 1, 2025. A copy of the schedule is in the Clerk's Office and on the County Impact Fee Website. The assessment is effective on the permit issuance date.

**B. APPROVE USE OF TOWN HALL NOVEMBER 16<sup>th</sup> FOR CHILD'S BIRTHDAY PARTY:** Application received from Alexa Powell-Sardinas for use of the Town Hall for son Jaxson's birthday party on Saturday, November 16<sup>th</sup>. The application will be reviewed by the Mayor for approval.

**C. MICHAEL POLK – USE OF 106 EAST CHANDLER ROAD FOR AirBNB:** Michael Polk has submitted an application for an AirBNB at 106 East Chandler Road. Before the application can be processed he has to obtain the Certificate of Occupancy on the unit in the rear, items needed are the Health Department

Final Report, Final Survey, and FEMA Elevation Certificate. Another inspection of the buildings is required as part of the Vacation Rental Registration.

9. **MAYOR, COUNCIL AND STAFF COMMENTS:** October 30<sup>th</sup> from 6-7:30pm Palm Beach County District 3 Commissioner Michael Barnett held a "Coffee with Mike" at the Cloud Lake Town for the residents of Cloud Lake and Glen Ridge. Commissioner Barnett and his Administrative Assistant Laura Hanley met with 10 Cloud Lake residents and no Glen Ridge residents. It was an informative and enjoyable session. Annual Town Christmas Party on Saturday, December 14<sup>th</sup> beginning at 4pm. Would like volunteers to help decorate.

10. **ADJOURNMENT:** Motion by Council Member Powell-Sardinas, seconded by Council member Hooch to adjourn the meeting at 8:35pm passed unanimously on a 4-0 vote.

  
Dorothy Gravelin, Town Clerk

Approved by Council December 12, 2024